

2003 0428

NEEDLES

General Plan

Policy Document

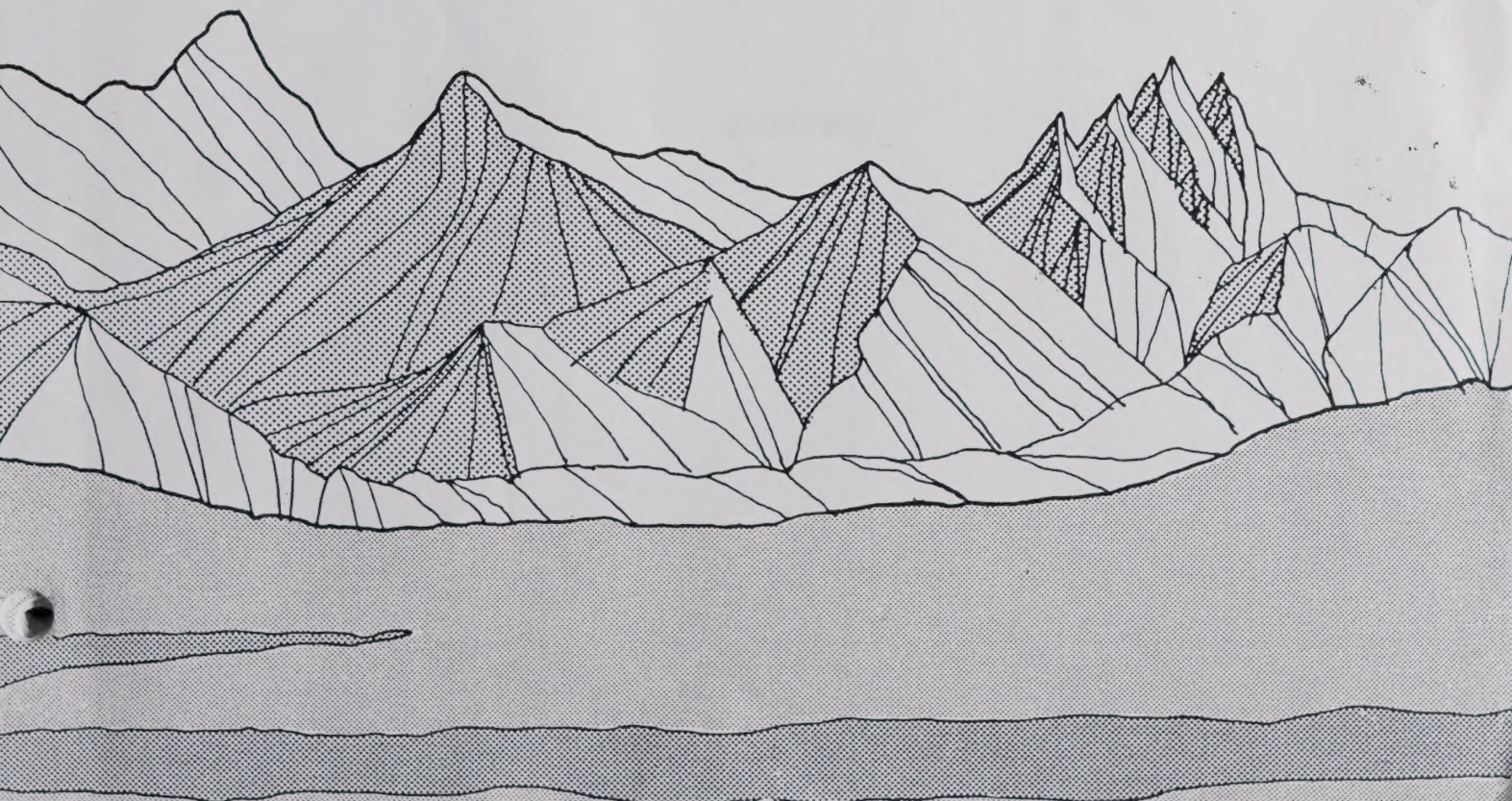
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NEEDLES GENERAL PLAN
Policy Document

City of Needles
1111 Bailey Avenue
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NEEDLES GENERAL PLAN

Policy Document

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NEEDLES GENERAL PLAN

POLICY DOCUMENT

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MEMORANDUM FOR THE RECORD

DATE: 10/10/50

TO: THE RECORD

FROM:

1. The purpose of this memorandum is to provide a summary of the information received from the various sources regarding the activities of the [redacted] during the period from [redacted] to [redacted].

2. The information was obtained from the following sources:

- (a) [redacted]
- (b) [redacted]
- (c) [redacted]
- (d) [redacted]
- (e) [redacted]
- (f) [redacted]
- (g) [redacted]
- (h) [redacted]
- (i) [redacted]
- (j) [redacted]

3. The information is being provided for the record and for the use of the [redacted].

4. It is recommended that the information be placed in the [redacted] file and that the [redacted] be kept advised of any further information received.

5. The [redacted] is being provided for the record and for the use of the [redacted].

6. The [redacted] is being provided for the record and for the use of the [redacted].

7. The [redacted] is being provided for the record and for the use of the [redacted].

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AMENDMENT
NUMBER

ELEMENT

PAGES

DATE _____

INTRODUCTION

In 1969, the City of Needles adopted its initial General Plan. Because a General Plan is a long-range, comprehensive, general policy document, it must be periodically updated to meet changing conditions and, from time to time, revised or amplified to respond to changes, needs and desires. The passage of years and the enactment of new State planning law has necessitated a complete update of the 1969 General Plan.

The 1985 Needles General Plan consists of two (2) basic sections: A General Plan policy document and six (6) Technical Background Reports. The Technical Background Reports are published separately, not as part of the General Plan policy document. These technical reports analyze the following subjects: Community Development; Housing; Circulation and Transportation; Community Facilities and Utilities; Natural, Cultural and Aesthetic Resources; and Hazards.

The General Plan policy document is primarily based upon the material presented in the Technical Background Reports and upon a program of public participation. This General Plan policy document consists of seven (7) elements: Land Use Element; Circulation, Transportation and Scenic Highways Element; Housing Element; Conservation and Historic Preservation Element; Open Space and Recreation Element; Noise Element; and Safety Element. Each element contains goals, policies, principles and standards, and plan proposals where appropriate. A General Plan Land Use Map visually presents the physical relationship of all seven (7) elements. The General Plan Land Use Map is a vital feature of the General Plan document.

In order to assist everyone to more clearly understand certain key concepts in the General Plan document, the following definitions are offered:

As the year drew to a close, the Board of Directors of the American Medical Association met in Chicago to discuss the future of the organization. The Board was composed of representatives from the various branches of the medical profession, and it was their duty to consider the needs of the medical community as a whole. The Board's first order of business was to review the financial statement for the year, which showed a slight increase in income over the previous year. This was due to a number of factors, including the sale of certain assets and the receipt of donations. The Board then turned to the question of the organization's future, and it was here that the most important decisions were made.

The Board decided to continue its efforts to improve the medical profession, and it set a number of goals for the coming year. These goals included the improvement of the medical curriculum, the promotion of research, and the advancement of the medical profession. The Board also decided to continue its efforts to improve the medical profession, and it set a number of goals for the coming year. These goals included the improvement of the medical curriculum, the promotion of research, and the advancement of the medical profession. The Board also decided to continue its efforts to improve the medical profession, and it set a number of goals for the coming year. These goals included the improvement of the medical curriculum, the promotion of research, and the advancement of the medical profession.

The Board's decision to continue its efforts to improve the medical profession was a significant one, and it was a reflection of the Board's commitment to the medical community. The Board's goals for the coming year were ambitious, but they were also realistic. The Board knew that the medical profession was facing many challenges, and it was determined to meet these challenges head-on. The Board's decision to continue its efforts to improve the medical profession was a significant one, and it was a reflection of the Board's commitment to the medical community. The Board's goals for the coming year were ambitious, but they were also realistic. The Board knew that the medical profession was facing many challenges, and it was determined to meet these challenges head-on.

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Goal: A goal is an ultimate end towards which effort is directed. Goals are general and usually not completely achievable within the planning time frame.

Policy: Policies, when adopted, are official statements which call for action. Policies are to be implemented and they clearly indicate the City's intent.

Principle: Principles are fundamental relationships, concepts and truisms upon which proper land use planning is based. Principles are not policies nor do they call specific action, but rather are guidelines based upon planning knowledge.

Standard: Standards are very specific measurement statements which written or graphically identify desirable land use relationships, development detail and design specifics. Standards are intended to serve as a practical "how to" guide for decision makers.

General Plan: The General Plan is an expression in words and maps of City Policy regarding future development, based on the needs and desires of its citizens. It sets forth development guidelines needed to achieve social, economic and environmental goals and objectives. The General Plan is the official document governing City Council, Planning Commission and administrative decisions regarding zoning, subdivisions and public improvements.

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THE LEGAL REQUIREMENT

Within California, the General Plan has established status and specific requirements. Every California city and county is required by State Law to prepare and adopt a "comprehensive, long-term general plan for the city...and any land outside its boundaries which, in the planning agency's judgment bears relation to its planning." To further strengthen the need for a General Plan, State Law requires that a city's zoning and subdivision regulations conform to the General Plan. In addition to requiring a General Plan and implementation of conformance to it, California also specifies minimum contents of the Plan. A General Plan must contain the following seven (7) elements: Safety; Conservation; Open Space; Noise; Housing; Circulation and Land Use. State Law permits a city to combine elements or to include additional elements. Environmental considerations are contained within the Technical Reports and the environmental documents listed in the Appendix.

GENERAL PLAN CONCEPTS

In the development of a General Plan, certain basic concepts are usually followed. These basic concepts are compatibility, convenience and the neighborhood unit. Compatibility is the harmonious relationship between and among land uses. For example, a small neighborhood store may be compatible with its surrounding residential area, whereas an auto wrecking yard would clearly be incompatible within a residential neighborhood. The concept of compatibility in a General Plan encourages harmonious land uses and functions to locate near each other, while insuring that incompatible uses are separated.

Convenience, the process of making life more favorable, efficient and uncomplicated, is an important concept in a

General Plan. Convenience seeks to insure that optimal locational arrangement of land uses and the relationship that each use bears to every other use. Therefore, convenience can be judged in terms of home-to-work, work-to-recreation, home-to-shopping, shopping-to-work and a variety of other area relationships intrinsic to the urban land use pattern.

The neighborhood is the basic residential unit within a City. A City is, in fact, composed of a group of related neighborhoods. Since people usually spend most of their time in their neighborhood, maintaining and enhancing neighborhood quality, safety and livability is a basic concept of a General Plan. The neighborhood is a vital building block in developing the structure of the City as well as in estimating needs.

THE NEEDLES PLANNING AREA

For the purpose of the Needles General Plan, the planning area extends beyond present City limits. Planning considerations are not usually limited to political boundaries but rather relate to the total human and geographical environs encompassing an area of urban influence. This evaluation area extends from the City boundaries on the north to the City boundaries on the south and covers the Needles Airport area.

For the purposes of actual implementation, the Needles Planning Area can be broken down into areas of direct or primary concern and areas of indirect or secondary concern. The City limits comprises the area of direct concern. The City has primary responsibility for adopting and implementing the policies contained within the General Plan. The areas of secondary concern are those areas within the Planning Area but not within the City. Secondary areas are closely related to Needles and have significant impacts on Needles, however, they are within

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the implementation authority of San Bernardino County and the states of Nevada and Arizona. Within reasonable planning concepts, it is important that the County consider the policies contained in all elements of the Needles General Plan and where desirable, incorporate them into that portion of the County's General Plan which relates to the Needles urbanizing area. A continuous process of coordination between the City, County and other regional entities will promote a single set of General Plan principles which will apply to the Needles urbanized area.

ASSUMPTIONS

Planning for long-range needs must be based upon one or more assumptions. Assumptions are statements of assumed facts or projections which are taken to be true. They indicate to the observer why certain choices were made regarding the scope and content of the Plan. The assumptions stated below must be reviewed periodically and updated to reflect changing conditions, knowledge and desires. When assumptions change, appropriate revisions must be reflected throughout the entire Plan.

1. Needles and its immediate regional population will grow. It is estimated that by 2005, Needles population will be within the range of 14,500.
2. Birth rates will continue to decline in the near future and stabilize within the range of 2.0 to 2.5 children per family.
3. The percentage of residents who are over 55 years of age will continue to increase.
4. The tourism and recreational industry will continue to grow in the Mohave Valley.

5. The private automobile will continue to be the dominate means of transportation though mass transit and supplementary modes will continue to add diversity of alternative means of transportation in the region.
6. The existing urban structure will continue to dominate the form and character of the City. Major annexations may occur during the planning period.
7. The estimated growth in population coupled with an increasing number of households will result in a continued high demand for adequate housing, particularly within the low and moderate income range.
8. Redevelopment will play a significant role in the future of Needles.

The present document is a summary of the results of the study of the effects of the treatment of the water supply on the health of the population of the city of London. The study was carried out by the London School of Hygiene and Tropical Medicine, and the results are presented in this document.

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POLICY INDEX

This index identifies the location of every policy within the General Plan document according to its general topic. It should be understood that a policy relating to one topic may affect another topic.

Legend

CH = Conservation and Historic Preservation	N = Noise
CT = Circulation and Transportation	OR = Open Space and Recreation
H = Housing	S = Safety
LU = Land Use	SC = Scenic Highways

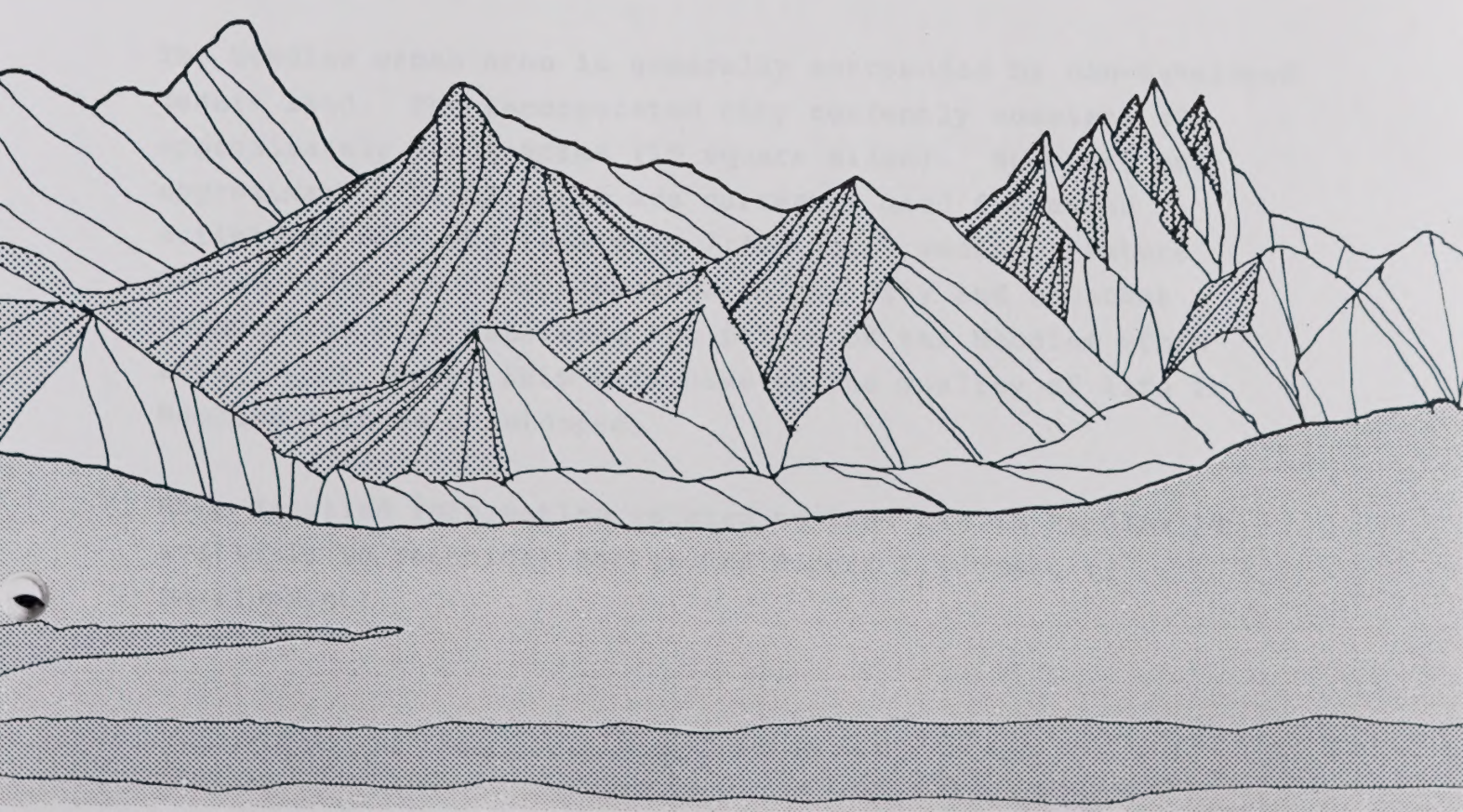
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land use

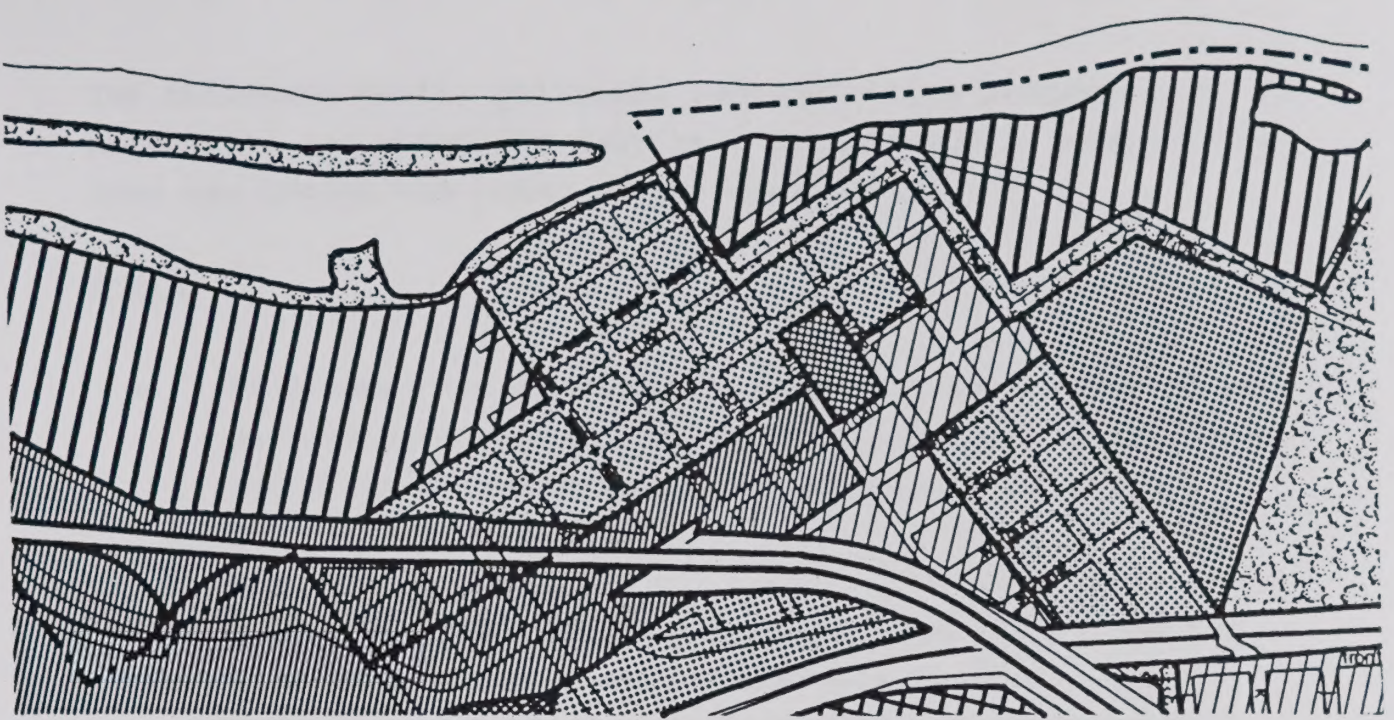
land use element

The physical pattern and land development and use patterns are the result of the interaction of various land use and land cover patterns. The physical pattern is the result of the interaction of the physical environment and the human environment. The human environment is the result of the interaction of the human population and the physical environment. The human population is the result of the interaction of the human population and the physical environment. The human population is the result of the interaction of the human population and the physical environment.



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land use element

The physical pattern of local development and the location and interaction of various land uses has an impact upon every aspect on life in the Needles community. In viewing the City and its environs, physical facilities, social concerns, community improvements, traffic patterns, land values and population distribution and density must be considered along with economics.

The Needles urban area is generally surrounded by non-developed desert land. The incorporated City currently consists of approximately 9,600 acres (15 square miles). However, only approximately 2,200 acres are currently used for urban activities with the remaining 7,400 acres vacant. Future developments and redevelopments in the City and adjacent communities will determine the future of the Needles urban area. What impact this will have on the quality of life in Needles must be considered.

More detailed information related to land use in Needles is available in Technical Background Report I (Community Development).



Land use element

The element refers to land use and is defined as the use of land for a specific purpose. It is a key factor in determining the land use pattern of a region. The element is defined as the use of land for a specific purpose. It is a key factor in determining the land use pattern of a region. The element is defined as the use of land for a specific purpose. It is a key factor in determining the land use pattern of a region.

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The following goals, policies, implementation programs, principles and standards have been established to address the land use issues and needs of the community.

GOALS:

1. To promote and maintain an efficient pattern of multi-purpose development according to planned and projected needs while providing for individual variety and community aesthetics.
2. To maximize the effective uses of limited public and private investment while developing policies and programs to fulfill community needs in a coordinated manner.
3. To prevent the deterioration and blight of existing beneficial development through the conservation, rehabilitation and general upgrading of stable residential, commercial and industrial areas.
4. To promote cooperation and compatibility between the City of Needles and other governmental entities concerning development in the City as well as on the urban fringe.
5. To encourage the maintenance of a sufficient diversified economic base to provide adequate local employment opportunities for all those active in the labor market.
6. To preserve the individual and collective architectural and historical heritage of Needles.
7. To preserve and enhance limited and significant open-space and rural amenities of the City.

The following table shows the distribution of the population of the United States by race and color in 1960. The total population was 179,325,000.

Table 1

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7. The following table shows the distribution of the population of the United States by race and color in 1960. The total population was 179,325,000.

8. To reduce land-use and development conflicts between the urban and the natural environment.
9. To the maximum extent possible, to channel development into areas already impacted by urban development and areas which already have necessary utilities and facilities.
10. To plan and implement facilities and services on the basis of neighborhood units and densities.
11. To encourage development along the Colorado River consistent with environmental sensitivities.
12. To ensure that community facilities and services can handle future developments.
13. To ensure that public access to the Colorado River is preserved as development occurs.

POLICIES/Urban Area:

1. The City shall encourage infill development in the core area and extend additional development into open space areas designated for future growth.

Implementation: Encourage future development into the core area of the City by providing economic development incentives and designate future developments to current open space areas.

Target date: On going

Responsibility: Planning Department,
Redevelopment Agency

1. The Commission has been established to study the various aspects of the problem and to make recommendations to the Government.

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11. The Commission has been established to study the various aspects of the problem and to make recommendations to the Government.

2. Preserve existing qualities of the City and upgrade overall environment.

Implementation: The City shall encourage the individuality and identity of the community and at the same time upgrade the overall environment through excellence of design, landscaping, and retention of scenic views through Redevelopment, Site Plan and architectural review processes.

Target date: On going

Responsibility: Redevelopment Agency, Planning Department

3. Eliminate blighted conditions in the City.

Implementation: The City shall utilize all tools available to it in order to eliminate the current blighted conditions in the community.

Target date: On going

Responsibility: Redevelopment Agency

4. Designate sufficient land to meet projected needs for each land use category.

Implementation: The City shall insure that as growth occurs, there is sufficient land available in all land use categories to accomodate it.

Target date: On going

Responsibility: Planning Department

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5. Provide for flexibility in development in the City, providing it is compatible with other land uses and environmental considerations.

Implementation: Establish a Planned Unit Development (PUD) overlay zone to certain segments of the City in the Zoning Ordinance.

Target date: 1986

Responsibility: Planning Department

6. Promote cooperation with other governmental agencies.

Implementation:

(a) The City should encourage San Bernardino County to adopt the City's planning principles and standards for future development of its surrounding unincorporated areas so as to provide maximum compatibility with the City of Needles planning program.

Target date: 1986

Responsibility: Planning Department

(b) The City should encourage formation of a regional governmental advisory group to provide necessary interaction among Mohave Valley communities and the federal government regarding future growth in the area.

Target date: On going

Responsibility: Planning Department

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7. Provide and maintain the neighborhood-unit principles where feasible in the community.

Implementation: The City shall modify existing conditions and encourage future developments to meet the neighborhood-unit principles where through-traffic is discouraged; local streets are safe, convenient and aesthetically pleasing; schools, parks and other educational facilities are centrally located to serve the immediate residential area and local shopping areas are conveniently located at the nearest major street intersection. Walking distance would form the foundation of the neighborhood unit.

Target date: On going

Responsibility: Planning Department

8. Encourage diversified economic development in the community.

Implementation: The City shall seek out and provide incentives to promote sound developments, especially those industries that provide additional employment opportunities for Needles residents.

Target date: On going

Responsibility: Redevelopment Agency

9. Encourage development along the Colorado River in accord with environmental sensitivities while insuring adequate public access.

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whole family is in the country.

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Conclusion: The City of New York is a
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Implementation: Develop a specific land-use plan for the riverfront which illustrates land use compatibilities, architectural themes and points of public access.

Target date: 1986

Responsibility: Redevelopment Agency,
Planning Department

10. Insure that land uses are protected against potential erosion

Implementation: Continue to review and utilize grading and landscaping standards designed to prevent erosion and protect uses against potential erosion.

Target date: On going

Responsibility: Planning Department, Building
and Safety Department

11. Improve the marketability and appearance of the downtown core area.

Implementation:

- a) Develop a specific plan illustrating land use, parking, circulation and architectural design for the core area.

Target date: 1985

Responsibility: Redevelopment Agency

- b) Conduct an assessment of historic and architecturally significant structures for inclusion in the National Register of Historic Places.

Investigation: Based on a review of the file in
the various files, it was determined that the
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Page 10 of 10

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Investigation: Based on a review of the file in
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firm's assets.

Target date: 1985

Responsibility: Planning Department

- c) Establish a downtown restoration and structural improvement loan program.

Target date: 1987

Responsibility: Redevelopment Agency

12. Protect significant cultural and environmental resources in the City from exploitation.

Implementation: Establish a program of evaluation and protection of significant cultural and natural resources in the City through identification of the resource locations and impact evaluations.

Target date: On going

Responsibility: Planning Department

13. Provide a balance of developmental growth while maintaining a rural atmosphere.

Implementation: The City shall make provisions to maintain the rural atmosphere of the City through designation of open spaces, large lots and a series of interconnecting activity trails.

Target date: On going

Responsibility: Planning Department

Page 100

Section 100: 100-100-100

1. Section 100: 100-100-100

Page 101

Section 101: 101-101-101

2. Section 101: 101-101-101

Section 101: 101-101-101

Page 102

Section 102: 102-102-102

3. Section 102: 102-102-102

Section 102: 102-102-102

Page 103

Section 103: 103-103-103

POLICIES/Residential:

14. Protect residential neighborhoods from activities which produce excessive noise, air pollution, odor and through-traffic.

Implementation: Conduct thorough environmental review of proposed new developments for potential impacts upon residential neighborhoods and establish appropriate buffers between residential neighborhoods and potential disruptive activities.

Target date: On going

Responsibility: Planning Department

15. Eliminate incompatible land uses in residential neighborhoods that are disruptive to residential activities.

Implementation: Establish a relocation program whereby incompatible uses can be relocated to more appropriate areas of the City.

Target date: 1986

Responsibility: Planning Department,
Redevelopment Agency

16. Insure neighborhood compatibility of infill residential developments.

Implementation: Expose future residential developments to environmental and architectural review to insure neighborhood compatibility

Target date: On going

Responsibility: Planning Department

17. Provide a range of residential densities in the City.

Implementation: Revise the City's Zoning Ordinance to be consistent with the land use map of the General Plan.

Target date: On going

Responsibility: Planning Department

18. Provide adequate land for residential development in accordance with the growth of the community.

Implementation: Comply with the land use requirement standards established in this document.

Target date: On going

Responsibility: Planning Department

19. Insure that infilling new and rehabilitated residential structures are compatible with the overall established character of the neighborhood.

Implementation: Subject each new infill project and residential rehabilitation program to architectural review.

Target date: On going

Responsibility: Planning Department

1. General - The first

2. Administrative - Planning Department

3. Financial - A study of the financial position of the city.

4. Legislative - Review of the city's legislative process and the role of the council.

5. Public Works - The water

6. Engineering - Planning Department

7. Public Works - The water supply and the sewerage system.

8. Public Works - The water supply and the sewerage system.

9. Public Works - The water

10. Engineering - Planning Department

11. Public Works - The water supply and the sewerage system.

12. Public Works - The water supply and the sewerage system.

13. Public Works - The water

14. Engineering - Planning Department

20. Continue to provide for mobile home park developments at appropriate locations within the City while employing high standards of site planning and design.

Implementation: Process permit applications in conjunction with California Planning Law and City Code.

Target date: On going

Responsibility: Planning Department

POLICIES/Community facilities:

21. School sites should be relatively free from external disturbing factors such as heavy traffic, excessive noise, offensive odors and incompatible land uses.

Implementation: Maintain land use compatability as shown on the land use map

Target date: On going

Responsibility: Planning Department

22. All educational facilities should be maintained and upgraded in accord with established standards for size, location, design and rehabilitation.

Implementation: Work with the Needles School District to coordinate school improvements with community growth.

Target date: On going

Responsibility: Planning Department

1. The first step in the process of the development of a new product is the identification of a market need. This is done by conducting market research and analyzing the results to determine the specific requirements of the target market.

2. The second step is the design and development of the product. This involves creating a detailed specification of the product and then developing a prototype that can be used to test the design and make any necessary adjustments.

3. The third step is the production of the product. This involves setting up a manufacturing process that can produce the product in large quantities at a reasonable cost.

4. The fourth step is the distribution of the product. This involves finding a way to get the product to the target market, whether through a retail store or a direct sales channel.

5. The fifth step is the promotion of the product. This involves creating a marketing campaign that will attract attention to the product and encourage people to buy it.

6. The sixth step is the evaluation of the product. This involves monitoring the sales of the product and gathering feedback from customers to determine if the product is meeting the needs of the market and if any improvements can be made.

7. The seventh step is the discontinuation of the product. This involves deciding when to stop producing the product, which may be due to changes in the market or the company's strategy.

8. The eighth step is the recycling of the product. This involves finding a way to dispose of the product in an environmentally friendly manner, such as by recycling the materials used in its production.

9. The ninth step is the documentation of the product. This involves creating a record of the product's development and production process, which can be used for future reference and to ensure consistency in the production of the product.

10. The tenth step is the maintenance of the product. This involves ensuring that the product is kept in good condition and that any necessary repairs or replacements are made in a timely manner.

11. The eleventh step is the replacement of the product. This involves finding a way to replace the product with a new one, which may be done by the manufacturer or the customer.

12. The twelfth step is the disposal of the product. This involves finding a way to dispose of the product in an environmentally friendly manner, such as by recycling the materials used in its production.

13. The thirteenth step is the documentation of the product. This involves creating a record of the product's development and production process, which can be used for future reference and to ensure consistency in the production of the product.

23. Provide for park and recreational systems which include sufficient diversity of areas and facilities to effectively serve a population with varied characteristics, densities, needs and interests.

Implementation: Establish a development impact fee and/or park donation program to insure that park and recreational systems are provided as development occurs.

Target date: 1986

Responsibility: Planning Department

24. Insure that sufficient area is provided for parks and open-space in all residential neighborhoods of the City.

Implementation: Plan for such uses as new residential development occurs utilizing standard park/development ratios (see also Policy 3).

Target date: On going

Responsibility: Planning Department

25. The established park system in the City should be upgraded to better serve the needs of the general public.

Implementation: Upgrade additional park facilities as needed to meet the community needs.

Target date: On going

Responsibility: Recreation Department,
Public Works Department

17. The first part of the report deals with the general situation of the country and the results of the various surveys conducted in the different regions.

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26. Establish a public activity trail system throughout the community, containing bicycling, hiking, jogging, horseback riding, natural walks or a combination of these to provide a link between open-space areas, community facilities, the Colorado River and the residential neighborhoods of the community.

Implementation: Develop a phased program for the establishment of public activity trails through a combination of redevelopment, City and developer fee programs.

Target date: 1986

Responsibility: Planning Department, Redevelopment Agency

POLICIES/Commercial:

27. Promote quality design, visual attractiveness, proper location, adequate sites, sufficient off-street parking and a convenient circulation system for all recognized commercial areas in the City.

Implementation: Develop a downtown Specific Plan that addresses these policies and apply these resulting planning standards for other commercial areas in the City.

Target date: 1986

Responsibility: Planning Department,
Redevelopment Agency

28. Upgrade the downtown commerical area as a priority over the development of many satellite commercial centers.

Implementation: Provide incentives for new development in the core area and redevelopment of existing commercial buildings.

Target date: On going

Responsibility: Redevelopment Agency

29. Upgrade historical and significant architectural structures as viable commercial activities.

Implementation: Evaluate significant historical and architecturally significant structures and develop a program for upgrading these structures for commercial uses.

Target date: 1986

Responsibility: Planning Department

30. Support the upgrading of convenient neighborhood commercial centers serving the immediate residential neighborhoods and provide for such uses in new residential development.

Implementation: Establish a rehabilitation loan program for neighborhood stores and provide for new stores along with the planning of new tracts.

Target date: On going

Responsibility: Planning Department

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POLICIES/Industrial:

31. Encourage the development of light (non-polluting) industry that will generate additional population and be compatible with the surrounding land uses.

Implementation: Seek desired developments to be located in those areas designated in the land use map.

Target date: On going

Responsibility: Redevelopment Agency

A report for the Department of the Interior
concerning the all-India survey of the
resources of the country.

The report is a summary of the results of the
survey and is intended to be used as a
reference for the Department.

Very truly yours,
[Signature]

Director, Department of the Interior

THE LAND USE PLAN

The Needles Land Use Plan serves two (2) purposes. First, it is a graphic summary of the General Plan Policy Document embodying the provisions of each of the seven (7) elements (see Land Use Map, back pocket). To this extent, it is useful as a first step in the process of understanding how the General Plan affects a given area of the City.

The Land Use Plan also illustrates the general arrangement of land uses and principal streets at the time the City is fully built-out. It does not establish specific time frames for the phasing of future developments as it will depend upon a variety of economic, social and environmental conditions. Land Use policies must be identified prior to an area being suitable for a specific use and density.

The Land Use Plan includes eleven (11) land use categories: three (3) residential; four (4) commercial; an open space; an industrial; a parks and recreation; and an institutional which includes schools, the Civic Center area and the Cemetery. These land use categories are described in more detail below.

Residential - Low Density

This category of residential land use will allow a density range of 0-7 units per net acre with a minimum lot size of 6,000 square feet. The low density residential uses occur where existing low density single family housing exists and in vacant land locations where new residential development could occur with assurance of adequate services, access and protection against incompatible land uses.

The question that has been asked for all purposes is: Is it a realistic estimate of the last day's work? The answer is: No, it is not. The estimate is based on the assumption that the work will be done in a normal way, and that the work will be done in a normal way. This is not a realistic estimate of the last day's work. The work will be done in a normal way, and the work will be done in a normal way.

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Cluster type housing could be developed under this category through the Planned Unit Development (PUD) process where the overall density of a given project is consistent with 0-7 units per net acre.

Residential - Medium Density

This category of residential land use will allow a density range of 8-17 units per net acre with a minimum lot size of 2,500 square feet. This type of use would include garden apartments, patio houses, townhomes, duplexes, and low density apartment/condominium structures.

Residential - High Density

This category of residential land use will allow a density range of 18-30 units per net acre with a minimum lot size of 1,000 square feet. Compatibility of high density to lower density residential areas can be provided by quality development standards for setback, landscaping, open space and recreation areas and methods of locating parking on the site.

Commercial - General

This is generally considered the same as "Central Business District" sometimes referred to as C.B.D. In the case of Needles, the General Commercial is essentially the trading area for much of the surrounding territory. The Plan indicates the area along both sides of Broadway, from the railroad overcrossing on the west to the intersection of Front Street on the east and the River Road/East Broadway area as General Commercial.

to enter when working with the National Union of Teachers.
Through the National Union of Teachers (NUT) members were the
subject of a pilot project in 1980 which was not
the first.

Project 1 - 1980-1981

This project was concerned with the use of a video
camera to film the way in which teachers in the
primary sector used the video camera. This was the first
project, which was a pilot project, and the results
were used to inform the design of the second project.

Project 2 - 1981-1982

This project was concerned with the use of a video
camera to film the way in which teachers in the
primary sector used the video camera. This was the first
project, which was a pilot project, and the results
were used to inform the design of the second project.

Project 3 - 1982-1983

This is a project which was the first of the 'Primary
Project' series. It was the first of the 'Primary
Project' series, which was a pilot project, and the results
were used to inform the design of the second project.
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were used to inform the design of the second project.
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project, which was a pilot project, and the results
were used to inform the design of the second project.

Commercial - Neighborhood

This use is intended to serve the daily or frequent food and convenience needs of families within their respective service areas - usually 1/2 to 1 mile. The uses normally include a super market and small shops such as a drug store, barber and beauty shops, laundry and cleaning service. The over-all site area should be sufficient to provide for the supportable commercial facilities as well as sufficient parking.

Residential uses should not be allowed within these centers. Precise regulations must be specified in the zoning regulations to foster and promote good development within these areas.

Commercial - Highway

This does not fit into any of the other commercial developments in that businesses would include those not associated with the CBD or neighborhood center such as: shopping centers, automobile sales and services, commercial recreation, gasoline service stations, restaurants and motels and miscellaneous commercial uses. Detailed and specific standards must be spelled out in the zoning regulations to obtain quality development which does not infringe on neighboring uses. Naturally, many of the Highway commercial uses would be located adjacent to the freeway interchanges.

Commercial - Resort

Because of the attractive characteristics of Needles, its location along the Colorado River, the climate, opportunities for catering to vacationers, resort clientele and retired persons who have come to this location for the environment, a land use category that reflects this need is appropriate.

Question 1 - 10/10

This case is intended to assess the ability to identify and analyse the relevant facts of a case and to apply the relevant legal principles to the facts. The case involves a dispute between a company and its employees regarding the company's policy on the use of mobile phones. The company has a policy that prohibits the use of mobile phones for personal use during working hours. The employees claim that this policy is unreasonable and that they should be allowed to use their mobile phones for personal use during working hours. The company claims that the policy is necessary to ensure that the employees are focused on their work and that the policy is reasonable. The court has to decide whether the company's policy is reasonable and whether the employees are entitled to use their mobile phones for personal use during working hours.

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Question 2 - 10/10

This case is intended to assess the ability to identify and analyse the relevant facts of a case and to apply the relevant legal principles to the facts. The case involves a dispute between a company and its employees regarding the company's policy on the use of mobile phones. The company has a policy that prohibits the use of mobile phones for personal use during working hours. The employees claim that this policy is unreasonable and that they should be allowed to use their mobile phones for personal use during working hours. The company claims that the policy is necessary to ensure that the employees are focused on their work and that the policy is reasonable. The court has to decide whether the company's policy is reasonable and whether the employees are entitled to use their mobile phones for personal use during working hours.

Question 3 - 10/10

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this type of development would be essentially along the River and contain apartments hotels, motels, restaurants, boat clubs, marinas, specialty and gift shops and convenience services, goods and supplies for boat owners, water skiers, scuba divers and the visiting public, using marina and aquatic recreational facilities. The old Boat Club grounds area is an ideal location for added municipal development for both local and area use.

High quality residential subdivisions, located on the water front, could be developed within this category under a Conditional Use Permit (CUP) provision or a Planned Community Development (PUD).

This category is intended to allow for sufficient diversity of land use types in the resort tourist areas for interest, convenience and a resort atmosphere while avoiding the dangers of over-crowding and a haphazard mixing of land uses.

The implementing regulations should basically be designed to protect the aesthetic qualities of the River and to provide for public access to the River for public recreation purposes.

Open Space

This land use category is for land in the City not designated for residential, commercial, industrial, parks and recreation or institutional uses. Development may be allowed in open space areas under the PUD process.

This type of arrangement is in the nature of a loan, and the parties are to be treated as if they were dealing at arm's length. The arrangement is not to be treated as a loan for the purposes of the provisions of the Income Tax Act relating to the taxation of interest on loans. The arrangement is to be treated as a loan for the purposes of the provisions of the Income Tax Act relating to the taxation of interest on loans. The arrangement is to be treated as a loan for the purposes of the provisions of the Income Tax Act relating to the taxation of interest on loans.

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THE ARRANGEMENT

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Industrial

This category of land use would allow for non-polluting light industries such as: warehouses, processing and fabrication, light manufacturing, and research and development activities that are compatible with surrounding land uses or adequately buffered from incompatible uses. Great emphasis should be placed on performance standards in industrial zoning.

Parks and Recreation

This category of land use includes all parks, golf courses, recreation facilities, and public activity trail systems throughout the community.

Institutional

This category of land use includes schools, hospitals, civic center facilities, police and fire facilities, operation yards and cemeteries.

The purpose of this report is to provide information on the results of the investigation of the cause of the failure of the structure. The investigation was conducted by the following personnel: [List of personnel]. The investigation was conducted on [Date]. The results of the investigation are as follows: [List of results].

1.0 Introduction

The purpose of this report is to provide information on the results of the investigation of the cause of the failure of the structure. The investigation was conducted by the following personnel: [List of personnel]. The investigation was conducted on [Date]. The results of the investigation are as follows: [List of results].

2.0 Description of the Structure

The structure is a [Description of the structure]. It was built in [Year] and is located at [Location]. The structure is made of [Material]. The structure is used for [Purpose]. The structure is owned by [Owner].

PRINCIPALS AND STANDARDS

1. The residential environment of Needles should be guided by the following neighborhood-unit principles.
 - * A neighborhood is bounded by arterial streets, which facilitate through-traffic and which are located so as to avoid unnecessary traffic within the neighborhood.
 - * Collector streets and peripheral arterials should intersect at a minimum number of points, thus promoting the use of a collector street to gather traffic from the neighborhood area local streets to the arterial street.
 - * Pedestrian and vehicular traffic should be separated.
 - * The reasonable walking distance of children and the elderly determines the radius of a neighborhood.
 - * Depending on residential densities, each neighborhood area should have a centrally located park and other immediate neighborhood facilities.
 - * There should be a sub-neighborhood and/or a neighborhood shopping area within or at the edge of the neighborhood.
 - * The elementary school and other neighborhood institutions and recreational facilities are suitably located and concentrated so as to serve the walking traffic of the neighborhood unit.

The Department of Health and Human Services is currently conducting a study on the effectiveness of various health care delivery systems.

The study is designed to evaluate the impact of different health care delivery systems on the quality of care and the cost of care. The study will involve a comparison of three different health care delivery systems: a traditional hospital-based system, a community-based system, and a home-based system.

The study will also evaluate the impact of different health care delivery systems on the health status of the population. The study will involve a comparison of three different health care delivery systems: a traditional hospital-based system, a community-based system, and a home-based system.

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* Within the neighborhood, incompatible land uses should be eliminated.

2. Vacant land, suitable for immediate residential development which would unite and fill in the neighborhood areas is encouraged to be developed as a priority over extending development beyond the urban space.
3. Higher residential densities should be encouraged in the core area and neighborhoods where existing and planned community facilities and utilities are designed to handle the increased densities.
4. Residential development should not be encouraged in officially recognized areas subject to flooding, excessive slopes, unstable soils, or areas which pose other serious hazards and high levels of risk unless appropriate mitigations are developed.
5. New residential development should take under consideration the limitation of the existing topography, preservation of geographical and natural resources and the provision of neighborhood amenities, such as accessible and usable open space and cultural and recreational facilities.
6. The architectural and design integrity of each neighborhood should be protected and enhanced.

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7. All schools should be centrally located in convenient relationship to the neighborhood and be so sited as to minimize hazards to safety and be compatible with other neighborhood land uses.
8. Churches and other religious buildings should be located so as to have direct access to an arterial street and ideally each church should serve an area with a radius of one mile.

Public School Standards

<u>Type of Facility</u>	<u>Walking Distance (Mile)</u>	<u>Radius of City (Mile)</u>	<u>Site Size (Acres)</u>	<u>Location In relation to Street System</u>	<u>Accessibility</u>
Elementary School	1/4-3/4	1/2-3/4	2-10	Access to Collector	By Foot
Combination Elementary School and Neighborhood Park	1/4-3/4	1/2-3/4	3-15	Access to Collector	By Foot
Junior High School	3/4-1	3/4-1-1/2	10-20	Access to Collector	By Foot or School Bus
Combination Junior High School and Community Park	3/4-1	3/4-2	35-50	Access to Collector	By Foot or Car
High School	1-2	1-1/2-2	20-40	Access to Arterial	By Foot or School Bus
Combination High School and Community Park	1-2	3/4-2	45-60	Access to Arterial	By Foot or Car

The results of the study are presented in Table 1. The data show that the majority of the respondents are male, with a mean age of 35. The majority of the respondents are employed, with a mean income of \$35,000 per year. The majority of the respondents are married, with a mean number of children of 2.5. The majority of the respondents are white, with a mean education level of 12 years.

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Table 1: Demographic Data

Variable	Mean	Standard Deviation	Minimum	Maximum
Age	35.2	10.5	18	65
Gender	Male	0.75	Male	Female
Employment	Employed	0.85	Employed	Unemployed
Income	\$35,000	\$15,000	\$10,000	\$70,000
Marital Status	Married	0.65	Married	Single
Children	2.5	1.5	0	6
Race	White	0.70	White	Black
Education	12 years	2.0	9 years	16 years

9. All public buildings should be made accessible to the physically handicapped to insure wherever possible that handicapped persons will have access to and use of such buildings.
10. Neighborhood parks should be located within the residential areas of the City with direct access from a collector street and should include both active and passive recreational uses in order to serve as a multi-activity neighborhood recreational centers.
11. Parks should be encouraged adjacent to school sites and should contain facilities and equipment and be so designed as to enhance and be compatible with the residential character of neighborhoods.
12. New neighborhood parks should be located within residential areas which are not now adequately served by the present park system.
13. Residential development, design and densities should consider the needs for neighborhood park, recreational and open-space facilities.
14. Community parks should provide for popular forms of recreation which require more space than would be available in the residential neighborhood park.
Community parks should be designed to provide active and passive recreational facilities for all age groups while being compatible with surrounding development.
Community parks should have convenient access from arterial streets in order to serve the entire community.
15. Tot-lots should be located in concentrated residential areas with access from local neighborhood streets and pedestrian walkways. Tot-lots serve the recreational needs of the very young and the elderly.

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16. The concept of a combined school-park should be implemented whenever possible (i.e., elementary school-neighborhood park, junior high school-community park and high school-community park).
17. Private schools, senior centers and other institutions should be located in direct proximity to the major circulation routes of the City.
18. Golf courses should be located in non-congested portions of the community, on the fringe of major development. It is suggested that golf courses be adjacent to residential areas in order to be utilized as a major open-space amenity. Access to the golf course should be provided by an arterial street and public transit should be available.
19. Public activity trails should meander through residential neighborhoods and/or scenic areas, taking advantage of open-space resources. Public activity trails should connect to community parks and schools whenever possible; these facilities would serve as access points to the trails. Trails should cross arterial streets infrequently and should provide as many interesting vistas and view points as is possible.
20. Marina and boat basin facilities should have immediate access from an arterial street and be located close to park facilities. The sites should also be protected from water action, possess adequate foundation conditions for both the land and water area and possess adequate water depth while minimizing the need for dredging.

Open Space & Recreation Standards

TYPE OF FACILITY	RADIUS OF SERVICE	NUMBER OF PEOPLE PER FACILITY	SITE SIZE (Acres)	ACRES PER LOCATION 1,000 PEOPLE	
Tot Lot	Within High Density Development	100-500	3,000-6,000 Sq Ft	As Needed	Within High Density Area, Access From Local St.
Neighborhood Park	1/2-3/4	3,000-8,000	1-5	1.0	Near Center of Neighborhood, Access From Collector St.
Community Park	3/4-2	8,000-20,000	30-50	3.0	Near Boundary of Residential Area, Access From Arterial St.
Golf Course (18-hole)	Up to 45 min. travel time	25,000-35,000	120-160	1 hole per 1,500 people	Access From Arterial St.
Public Activity Trails	3/4-2 to Access Point	25,000-35,000	One Trail System	10.0	Within Residential Areas and/or Scenic Areas Access from Community Parks and Schools

21. Medical offices and laboratory facilities should be provided for adjacent to hospital facilities and/or at the edges of commercial centers with direct arterial access. Medical offices and laboratory facilities can establish a transition between hospitals and residential areas and between commercial uses and residential areas. Adequate off-street parking should be provided at all medical offices. Joint use of parking should be encouraged.

22. Convalescent hospitals, nursing homes and related services for the elderly should be located in multi-family areas of the City. Locations near major medical facilities and public transportation are essential.
23. Cemetery facilities should be located in heavy commercial zones or in major open-space areas with direct arterial access. They should contain room for expansion and should not be located where major residential development is desired. Given their permanent nature, cemetery facilities should not be located in areas currently undergoing or projected for urban development.
24. A community conference center should be located within or at the edge of the central business district in close proximity to hotel and motel facilities; the location should also be convenient to numerous eating establishments and major retail services. The site should contain sufficient parking for expansion and should be served by public transportation.
25. Museums and regional cultural facilities should be located within or adjacent to the central business district or park and open space areas. The site should contain parking and be accessible by public transportation.
26. Governmental garages and corporation yards should be located in heavy commercial or industrial areas and should be adjacent or very near an arterial street but not directly abutting an arterial. The ingress and egress of trucks and other equipment could slow usual arterial traffic. The yard site should also be large enough to meet reasonable future needs and be compatible it's surrounding land uses.

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27. All existing developed land and future areas of the City set aside for urban expansion shall be served by adequate water and other utilities necessary for the health, safety and welfare of citizens and property. The full compliment of urban utilities should not be made available to areas which are not principally designated for development. The undergrounding of overhead utility lines should be promoted whenever possible, particularly in recreational facilities, the core area and new residential development.
28. The actual fire station sites should be as compatible as possible with neighboring land uses and should relate to the City's major street system in the following manner:
- * With access to arterial streets, but not directly facing onto an arterial due to the difficulty and danger of entering traffic flow;
 - * Location near, but not at, major street intersections due to possible traffic back up.
 - * Location on one-way streets should be avoided.
29. The specific requirements for water main size, water flow, fire hydrant spacing and other fire facilities and procedures should meet nationally recognized fire principles and standards and be adjusted when local conditions apply.
30. Major commercial developments should be located so as to have direct street access and be served by public transportation.

15.

It is a well-known fact that the human mind is not a blank slate. It is filled with a vast amount of information, both from the environment and from the past. This information is organized in a way that allows us to make sense of the world around us. The human mind is a complex and fascinating organ, and it is the subject of much research and study. The human mind is a complex and fascinating organ, and it is the subject of much research and study. The human mind is a complex and fascinating organ, and it is the subject of much research and study.

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31. Vehicular access consolidation and control to and from commercial activities should be implemented to avoid traffic congestion, confusion, and waste of financial resources.
32. Adequate off-street parking facilities should be provided and joint-use encouraged. Sub-neighborhood shopping should not provide on-street parking or loading areas so as to avoid major impacts on adjacent residential uses.
33. Design standard should be established for sub-neighborhood and other commercial developments so as to insure harmonious blending with adjacent structures and areas while allowing for individual approaches to upgrading development.
34. Deteriorated and deteriorating commercial areas should be rehabilitated or converted to other productive uses in accord with the land-use plan.
35. String and sprawling development should be discouraged and consolidation and clustering of uses promoted so as to conserve land, costs and other resources while also encouraging joint use of parking and other facilities.
36. Each residential neighborhood should be served by adequate and conveniently located daily shopping facilities. Sub-neighborhood individual convenience stores should be retained and upgraded where they are appropriately located so as to serve principal walking trade. These sub-neighborhood shopping areas should be located within the neighborhood with access usually provided by a collector street. A sub-neighborhood shopping facility will primarily consist of a small grocery store.

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37. Neighborhood shopping areas should be located within direct areas to arterials and in transition zones between neighborhood units. Leading retail establishments in neighborhood centers are supermarkets and drug stores.
38. Community shopping areas should be located with access from an intersection of arterial streets and within areas of higher residential density. Leading retail establishments within community centers are variety stores and junior department stores.
39. Limited areas of service-oriented commercial uses should be provided for along arterial streets near major intersections. The primary uses located within service commercial areas directly relate to the automobile (i.e., gas stations, garages and auto repair services, and motels). Service commercial uses should be concentrated as much as possible. Strip commercial uses along arterials should not be encouraged.
40. Industrial and heavy commercial areas should be located close to major transportation resources (freeways, major highways, and railroads) to minimize unnecessary and disruptive traffic through residential and other sensitive sections of the City.
41. Residential uses should not be located within or directly adjacent to prime industrial areas so as to avoid conflicts and the provision of unnecessary services and facilities.
42. Mixed industrial and commercial uses should be permitted only when such uses are determined to be compatible or necessary for operation.

17. The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the American Telephone and Telegraph Company for the year 1911. The names are given in alphabetical order of the surnames.

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Commercial Services Standards

TYPE OF SERVICE	LEADING OCCUPANTS	SITE SIZE (ACRES)	POPULATION SERVED	RADIUS OF SERVICE (MILES)
Sub Neighborhood	Small Grocery Store	1,000-2,000 sq ft floor area. Lot size 5,000-7,000 sq ft	1,500-3,000	1/4-3/4
Neighborhood	Super Market Drug Store	5-10	3,000-8,000	3/4-1-1/2
Community	Variety Stores, Junior Dept Stores	5-20	8,000-25,000	1-1/2-2
Central Business District	Large Dept Stores	20-100	50,000-150,000	Mohave Valley
Service Commercial	Automobile Related (Gas Stations, Repair Services, Motels, etc.)	1-5	Varies	Varies

Continued from previous page

Line Item	Description	Quantity	Unit Price	Total Price
1	1000	1.00	1.00	1.00
2	2000	2.00	2.00	4.00
3	3000	3.00	3.00	9.00
4	4000	4.00	4.00	16.00
5	5000	5.00	5.00	25.00
6	6000	6.00	6.00	36.00
7	7000	7.00	7.00	49.00
8	8000	8.00	8.00	64.00
9	9000	9.00	9.00	81.00
10	10000	10.00	10.00	100.00
11	11000	11.00	11.00	121.00
12	12000	12.00	12.00	144.00
13	13000	13.00	13.00	169.00
14	14000	14.00	14.00	196.00
15	15000	15.00	15.00	225.00
16	16000	16.00	16.00	256.00
17	17000	17.00	17.00	289.00
18	18000	18.00	18.00	324.00
19	19000	19.00	19.00	361.00
20	20000	20.00	20.00	400.00
21	21000	21.00	21.00	441.00
22	22000	22.00	22.00	484.00
23	23000	23.00	23.00	529.00
24	24000	24.00	24.00	576.00
25	25000	25.00	25.00	625.00
26	26000	26.00	26.00	676.00
27	27000	27.00	27.00	729.00
28	28000	28.00	28.00	784.00
29	29000	29.00	29.00	841.00
30	30000	30.00	30.00	900.00
31	31000	31.00	31.00	961.00
32	32000	32.00	32.00	1024.00
33	33000	33.00	33.00	1089.00
34	34000	34.00	34.00	1156.00
35	35000	35.00	35.00	1225.00
36	36000	36.00	36.00	1296.00
37	37000	37.00	37.00	1369.00
38	38000	38.00	38.00	1444.00
39	39000	39.00	39.00	1521.00
40	40000	40.00	40.00	1600.00
41	41000	41.00	41.00	1681.00
42	42000	42.00	42.00	1764.00
43	43000	43.00	43.00	1849.00
44	44000	44.00	44.00	1936.00
45	45000	45.00	45.00	2025.00
46	46000	46.00	46.00	2116.00
47	47000	47.00	47.00	2209.00
48	48000	48.00	48.00	2304.00
49	49000	49.00	49.00	2401.00
50	50000	50.00	50.00	2500.00
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52	52000	52.00	52.00	2704.00
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62	62000	62.00	62.00	3844.00
63	63000	63.00	63.00	3969.00
64	64000	64.00	64.00	4096.00
65	65000	65.00	65.00	4225.00
66	66000	66.00	66.00	4356.00
67	67000	67.00	67.00	4489.00
68	68000	68.00	68.00	4624.00
69	69000	69.00	69.00	4761.00
70	70000	70.00	70.00	4900.00
71	71000	71.00	71.00	5041.00
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84	84000	84.00	84.00	7056.00
85	85000	85.00	85.00	7225.00
86	86000	86.00	86.00	7396.00
87	87000	87.00	87.00	7569.00
88	88000	88.00	88.00	7744.00
89	89000	89.00	89.00	7921.00
90	90000	90.00	90.00	8100.00
91	91000	91.00	91.00	8281.00
92	92000	92.00	92.00	8464.00
93	93000	93.00	93.00	8649.00
94	94000	94.00	94.00	8836.00
95	95000	95.00	95.00	9025.00
96	96000	96.00	96.00	9216.00
97	97000	97.00	97.00	9409.00
98	98000	98.00	98.00	9604.00
99	99000	99.00	99.00	9801.00
100	100000	100.00	100.00	10000.00

43. Industrial uses should avoid creating substantial pollution, noise, glare, odor or other significant offensive activity which would contribute negatively to adjacent uses and other areas of the City.
44. Designated industrial areas should be adequately served by utilities and facilities so as to promote consolidated development and reduce energy and other potential wasteful practices.
45. Industrial uses should be located in areas which are free from foundation, drainage and flooding problems and which contain a sufficient reserve for future growth. Within industrial areas, slopes should not be in excess of five (5) percent.
46. Within industrial areas, the streets and corners should be sufficiently wide to easily accomodate truck traffic. There should be ample space for truck loading, parking and maneuvering and streets and railroads should cross at a minimum number of points.
47. Prime industrial land should be protected from encroachment by non-industrial uses.

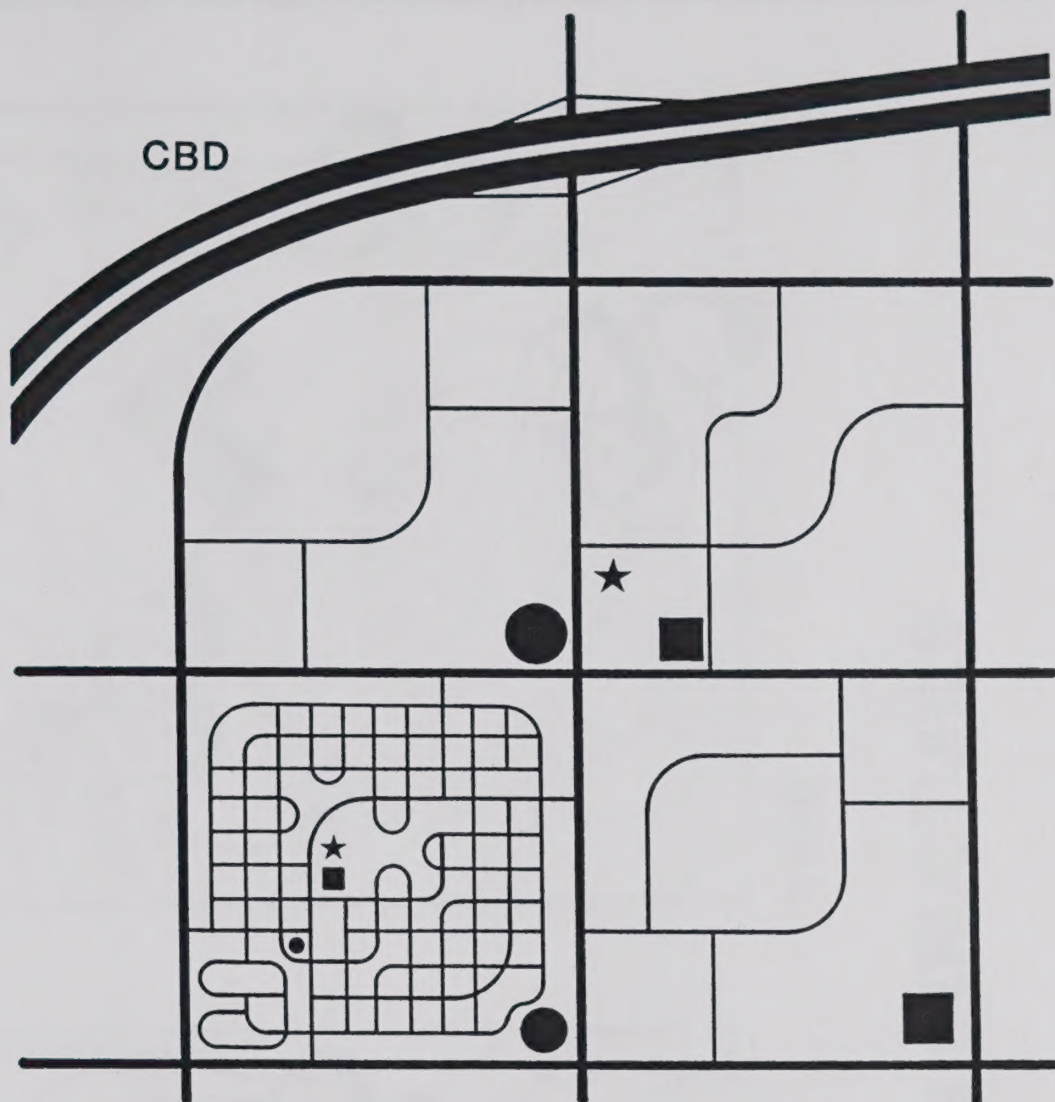
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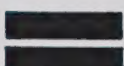
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STREET SYSTEM

-  FREEWAY
-  ARTERIAL
-  COLLECTOR
-  LOCAL

SHOPPING AREAS

- CBD** CENTRAL BUSINESS DISTRICT
-  COMMUNITY
-  NEIGHBORHOOD
-  SUB NEIGHBORHOOD

PUBLIC SCHOOLS

-  HIGH
-  JUNIOR HIGH
-  ELEMENTARY

CITY PARKS

-  NEIGHBORHOOD
-  COMMUNITY

THE NEIGHBORHOOD UNIT CONCEPT

needles general plan



- | | | |
|--|--|--|
| <p>1. 10' WIDE SIDEWALK</p> <p>2. 10' WIDE DRIVEWAY</p> <p>3. 10' WIDE ALLEY</p> | <p>4. 10' WIDE DRIVEWAY</p> <p>5. 10' WIDE ALLEY</p> <p>6. 10' WIDE DRIVEWAY</p> | <p>7. 10' WIDE DRIVEWAY</p> <p>8. 10' WIDE ALLEY</p> <p>9. 10' WIDE DRIVEWAY</p> |
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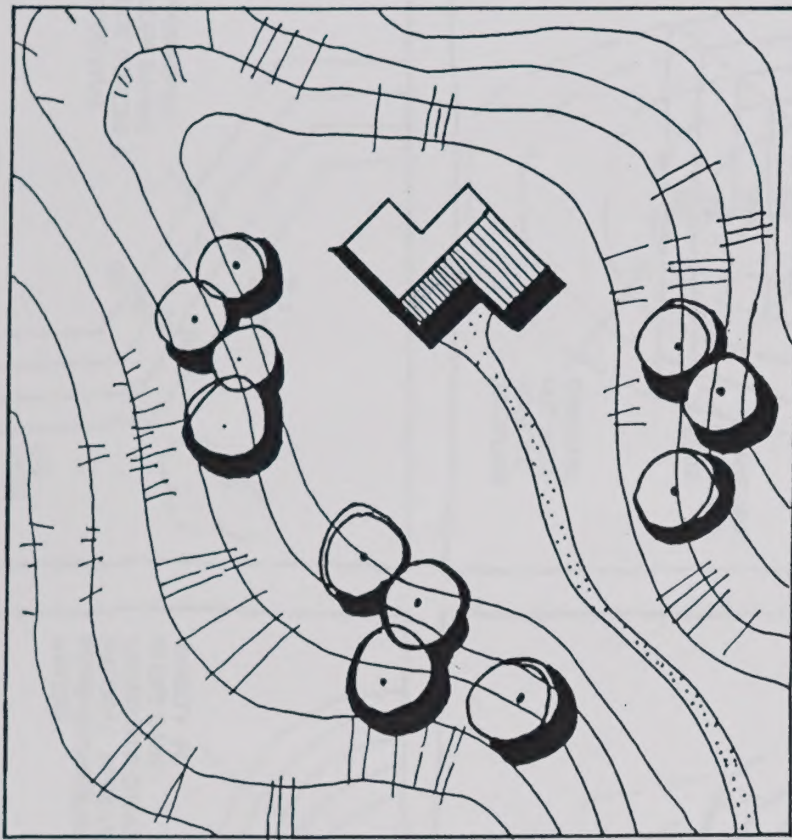
THE NEIGHBORHOOD UNIT CONCEPT

1. 10' WIDE SIDEWALK

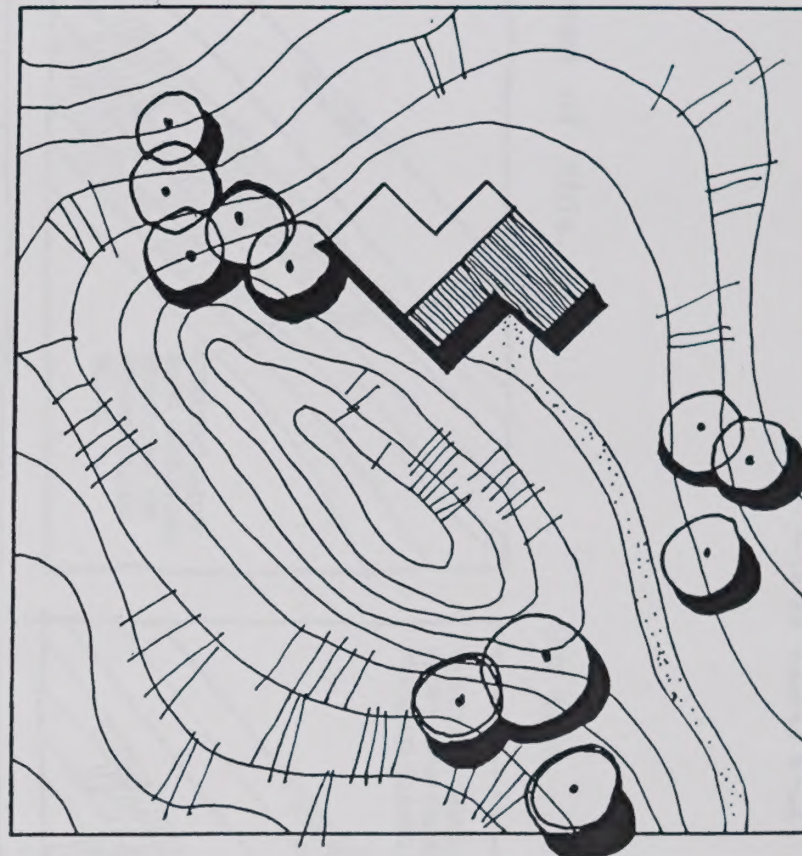
2. 10' WIDE DRIVEWAY

3. 10' WIDE ALLEY

structures shall relate to the natural terrain and minimize grading



NOT THIS



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SITING STRUCTURES

—needles general plan—

These two maps show the same area with different features highlighted.



Map 1



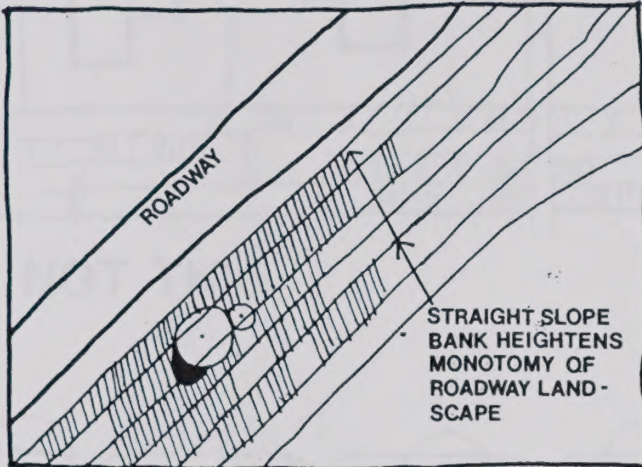
Map 2

Geographical Analysis

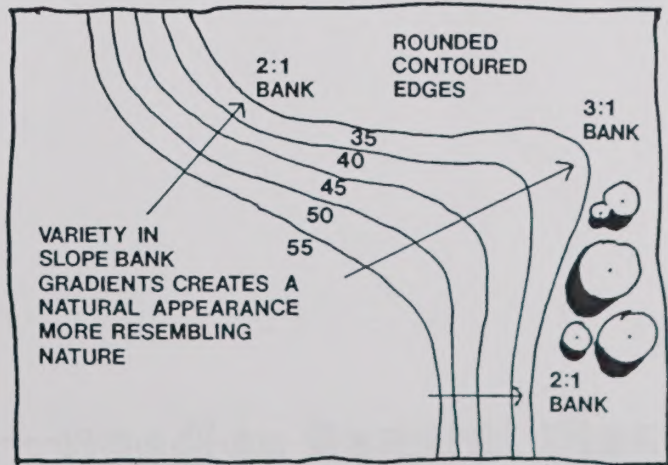
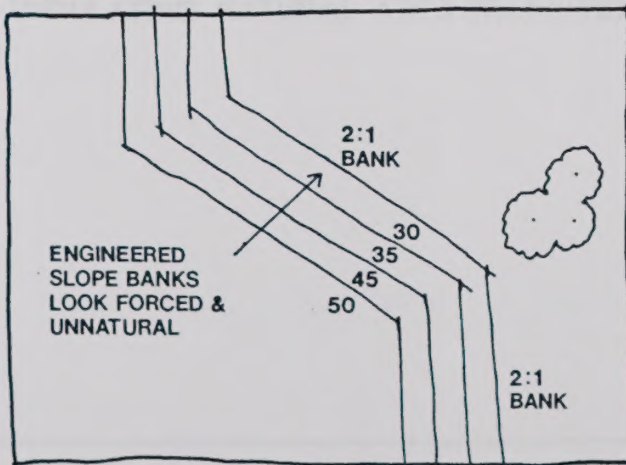
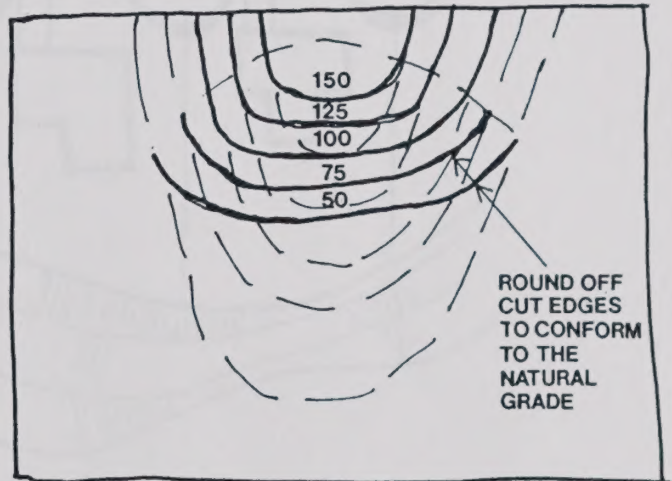
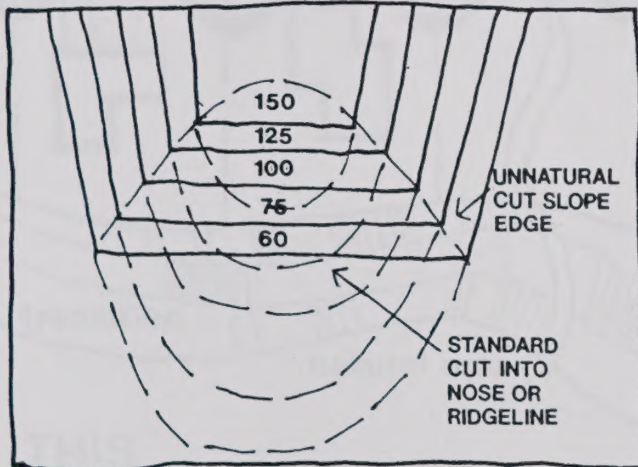
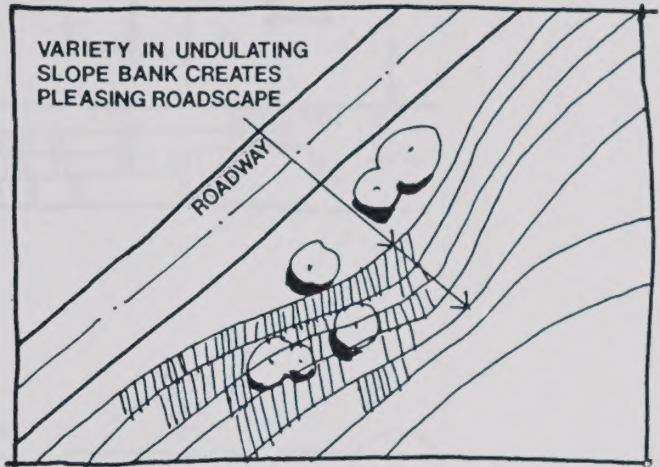
Map 1 and Map 2 show the same area with different features highlighted.

GRADING TECHNIQUES

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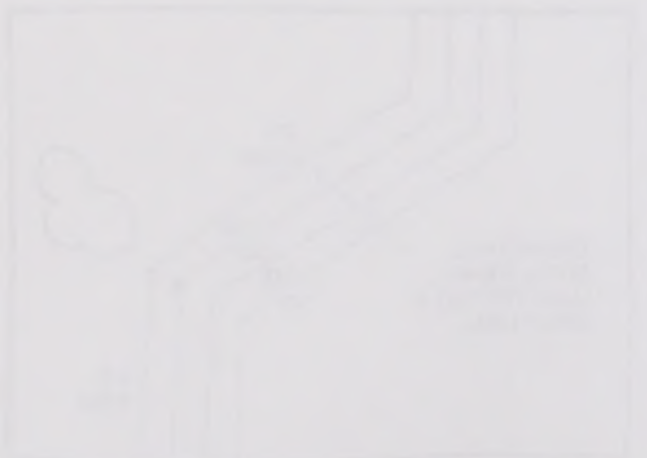
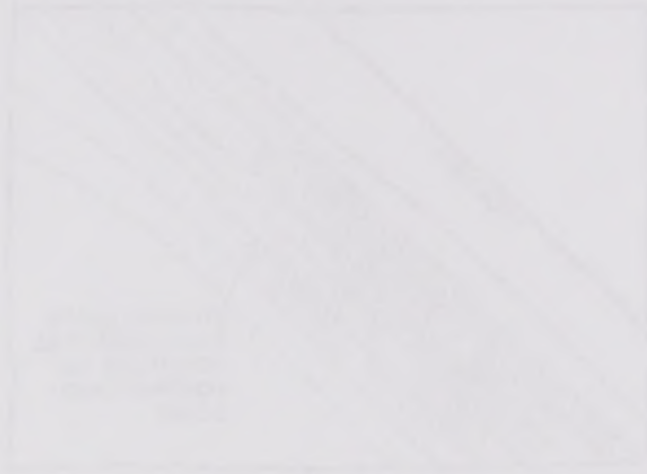
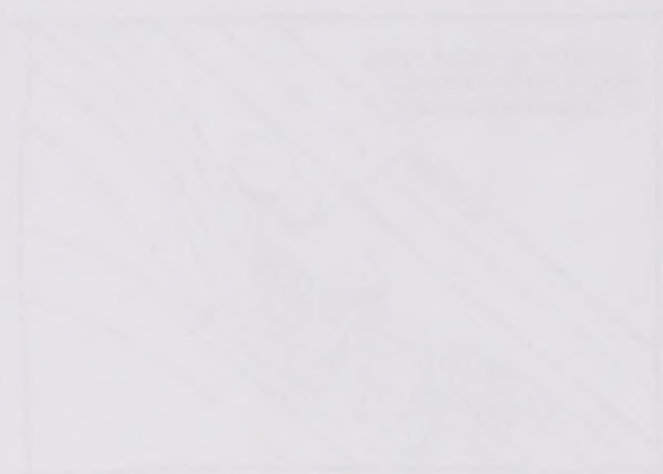


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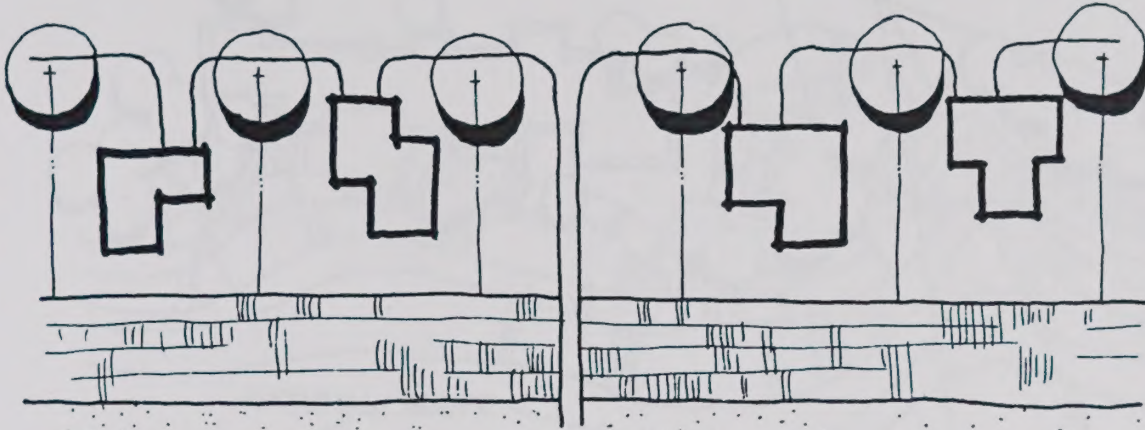
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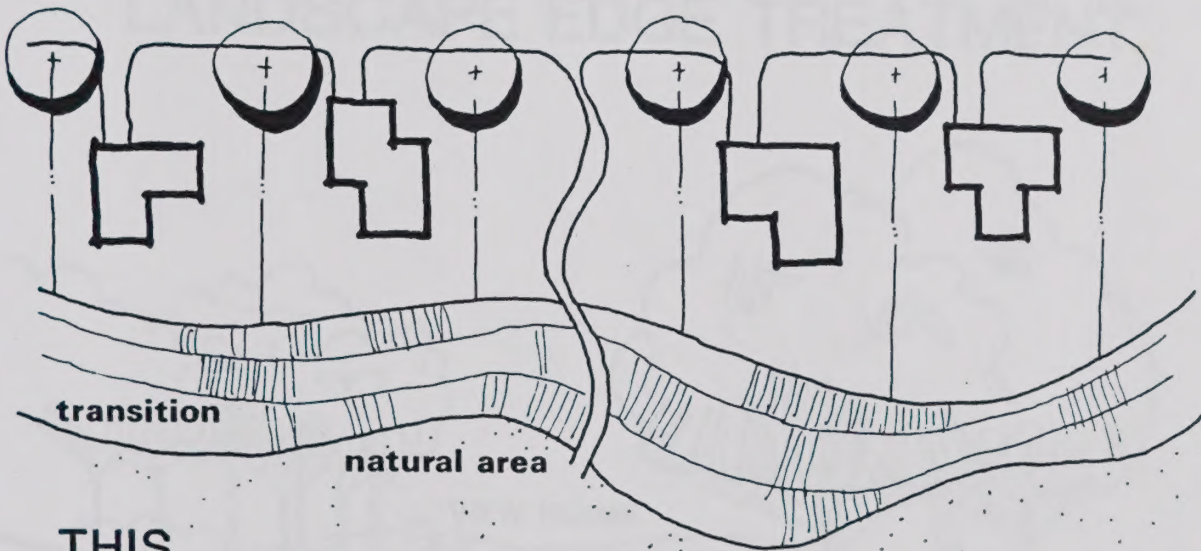
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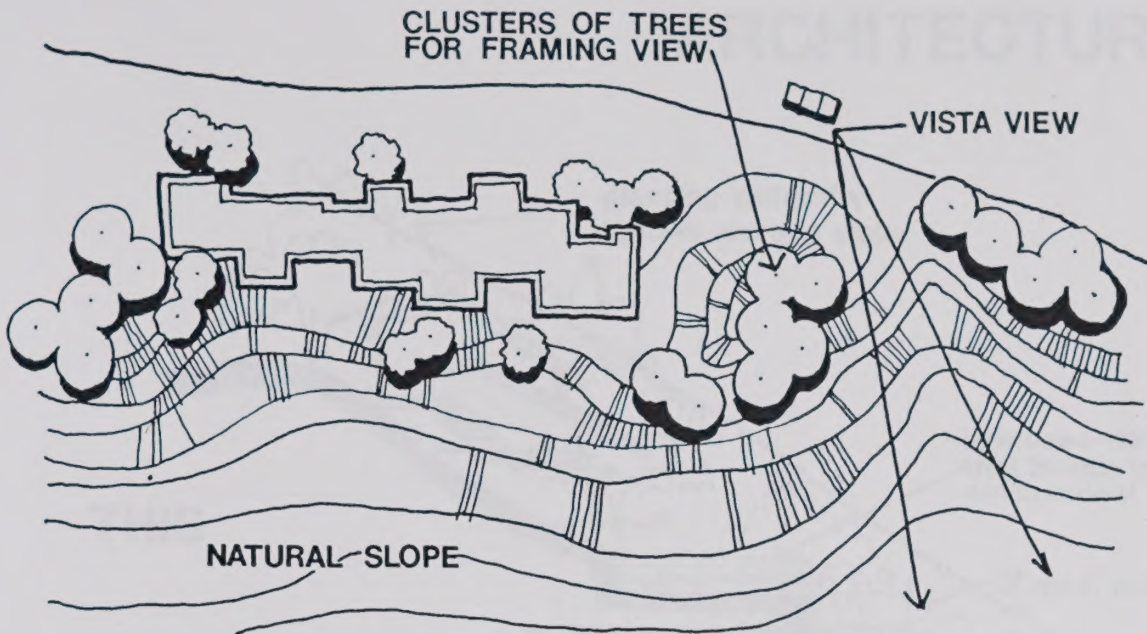
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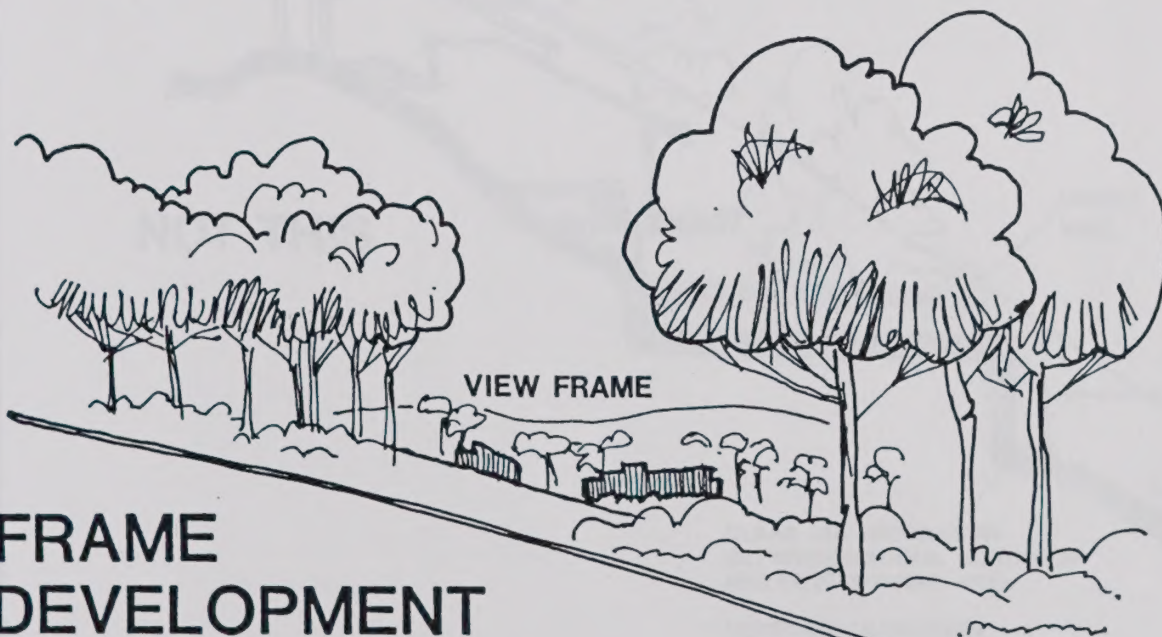
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TRANSITION BLOCK GRADING



LANDSCAPE EDGE TREATMENT



FRAME DEVELOPMENT

LANDSCAPE VIEW FRAMING

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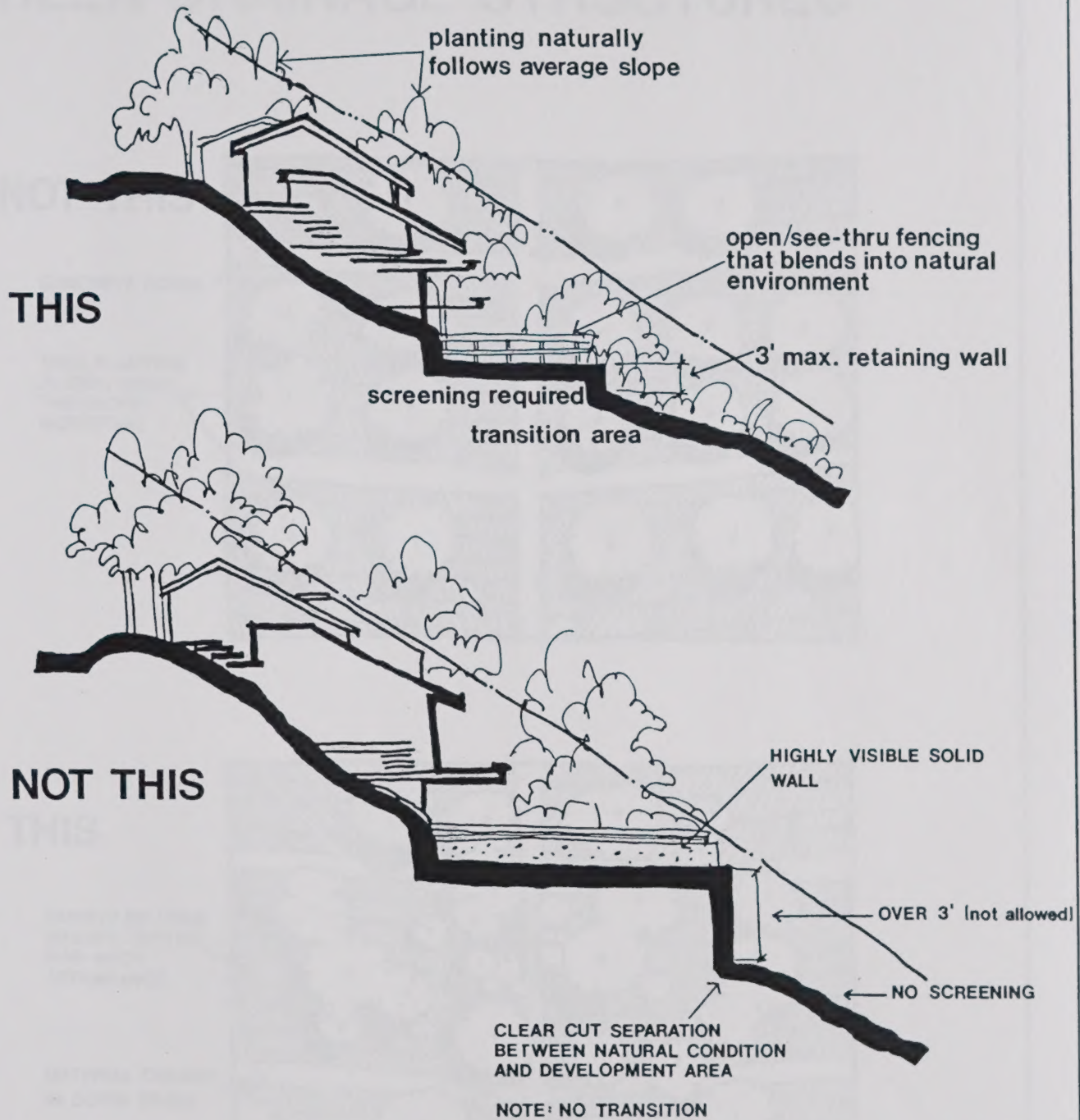


LANDSCAPE EDGE TREATMENT



LANDSCAPE VIEW FRAMING

ARCHITECTURE



needles general plan

ARCHITECTURE

Section 101
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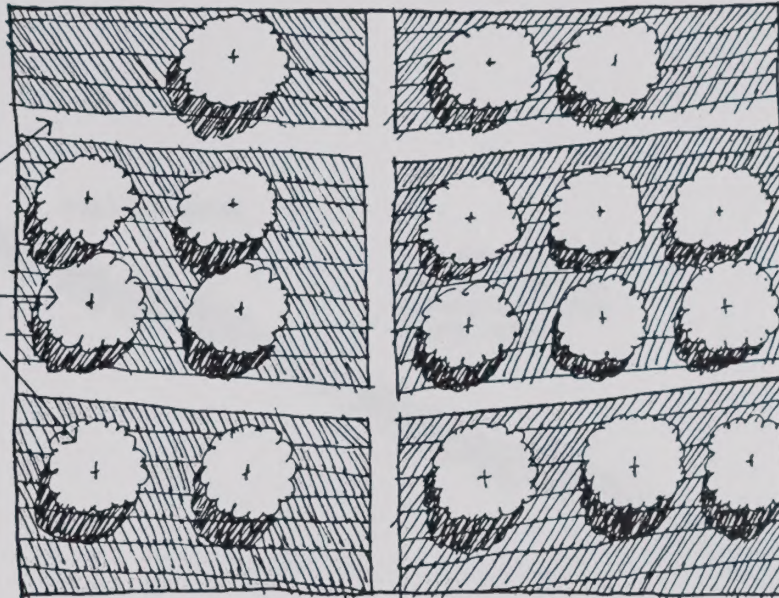
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SCREEN DRAINAGE STRUCTURES

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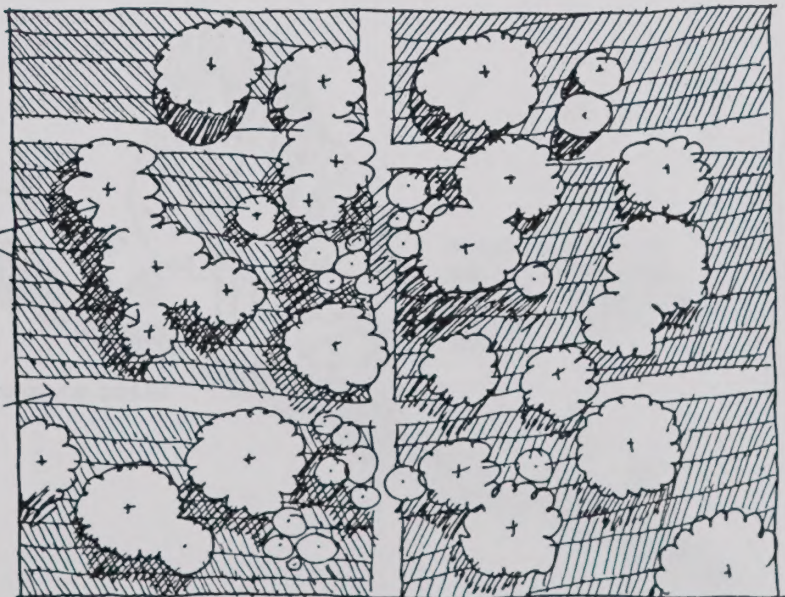
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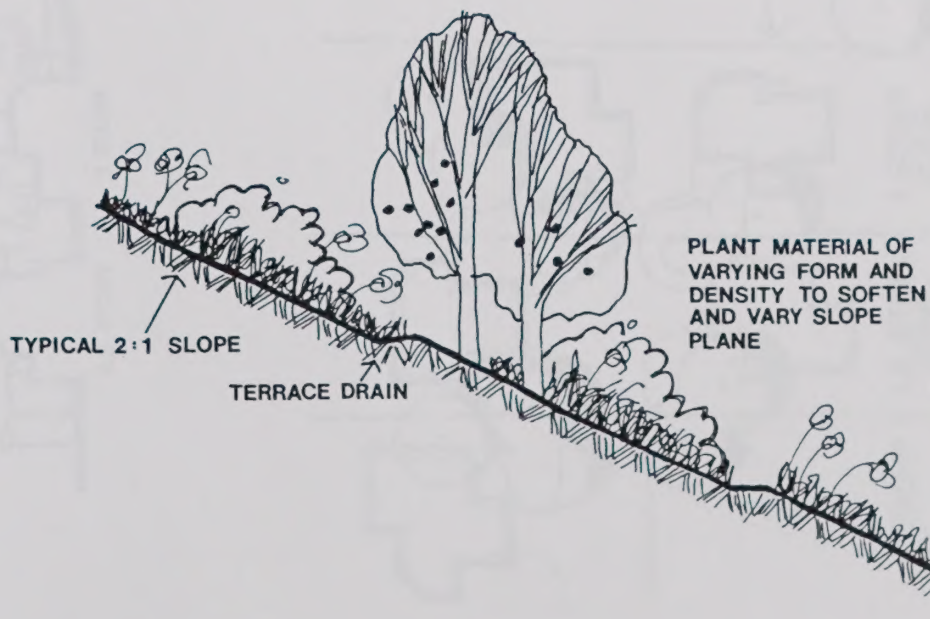
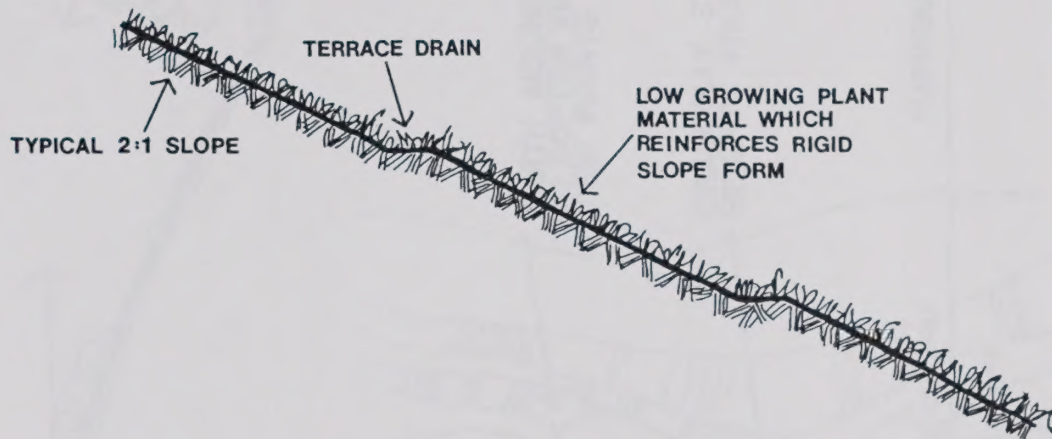
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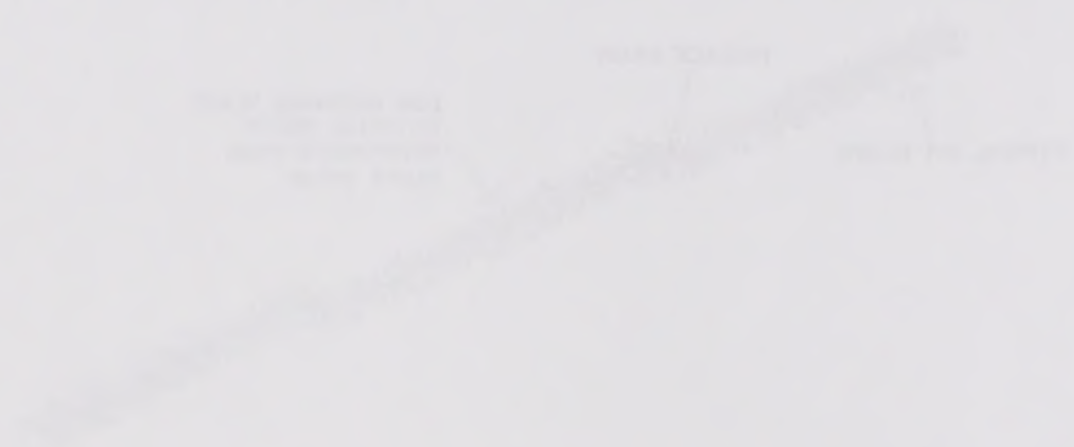
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LANDSCAPE TO OBSCURE SLOPES

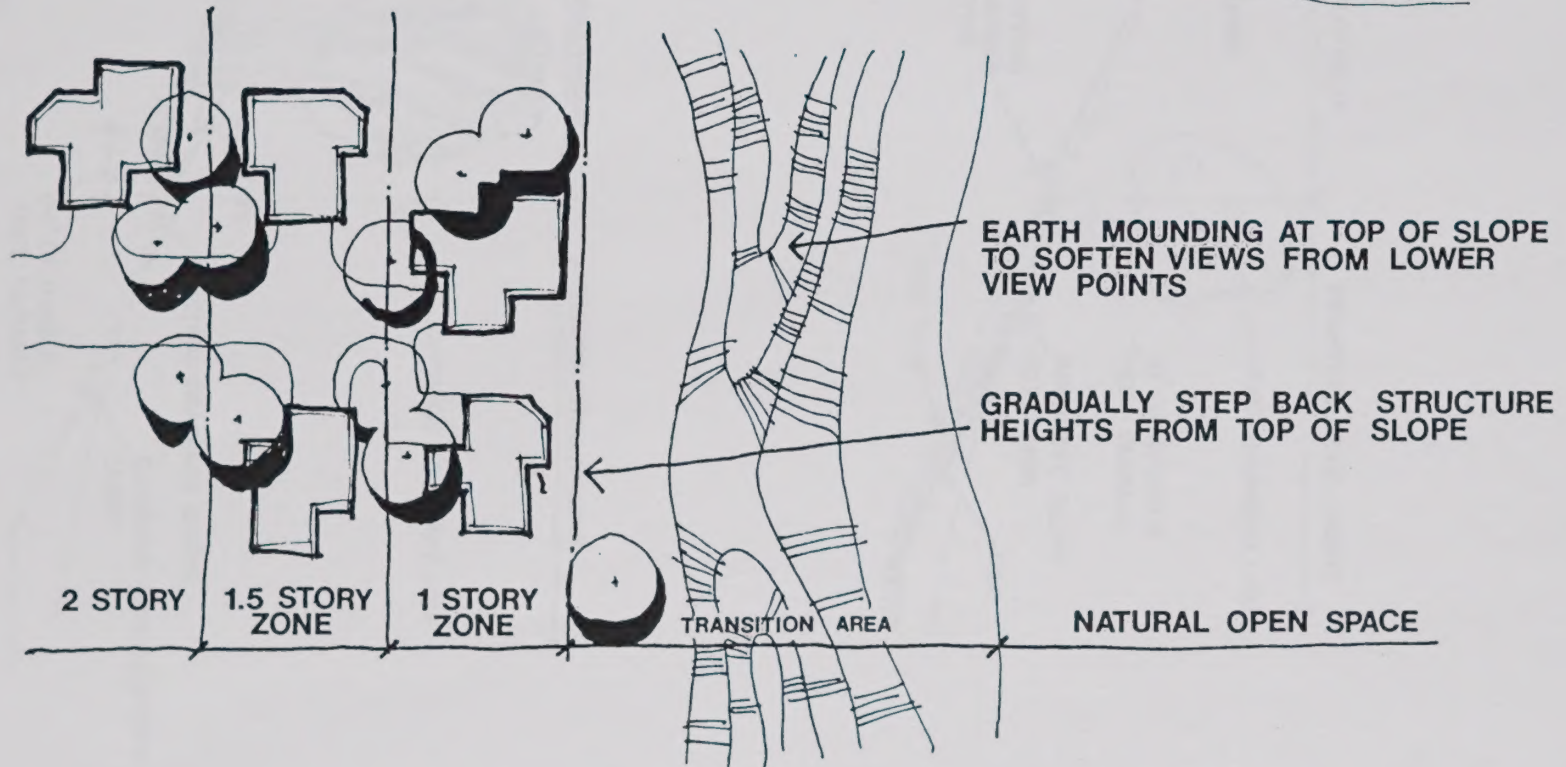
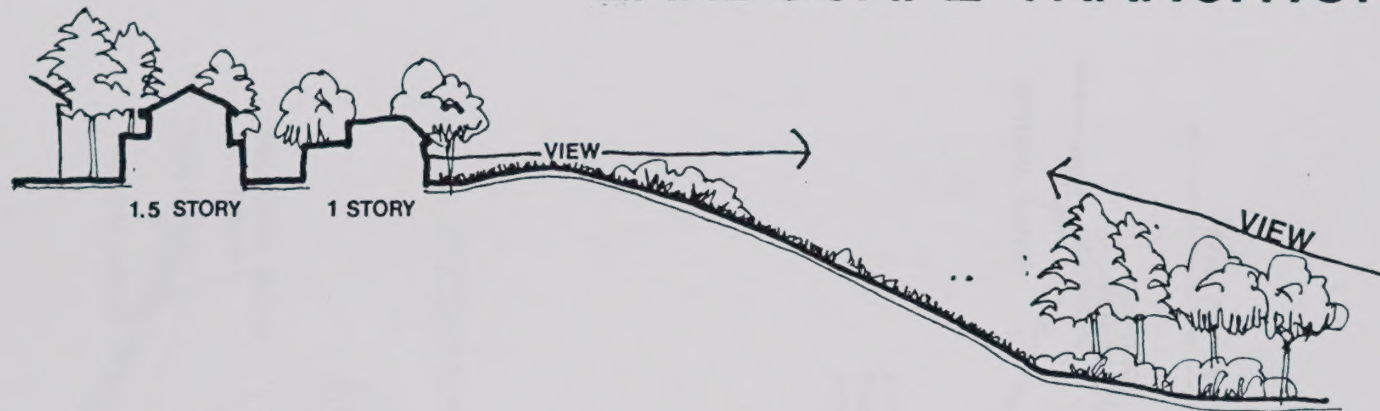


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LANDSCAPE TO OBSCURE SLOPES



LANDSCAPE TRANSITION



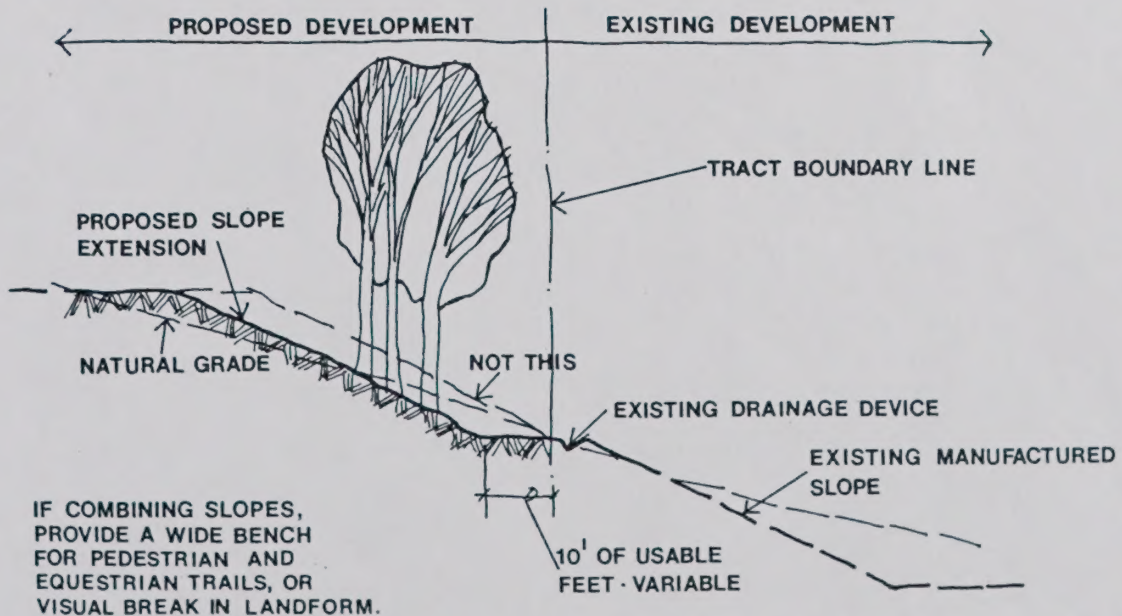
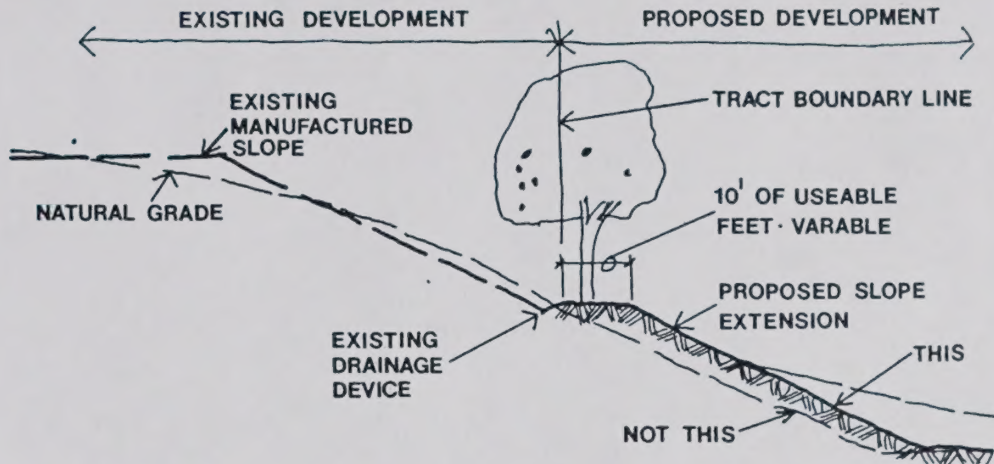
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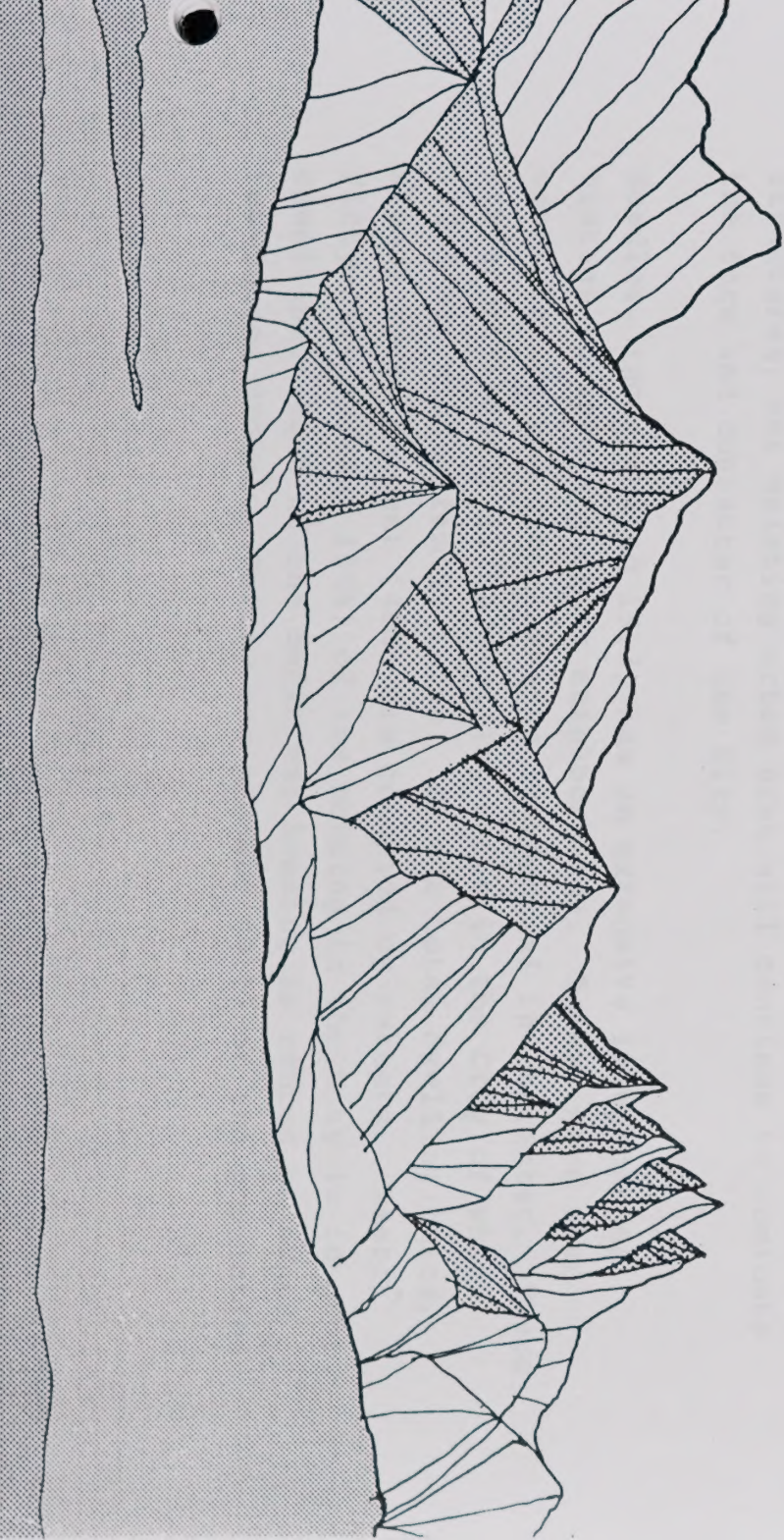
COMBINE SLOPES



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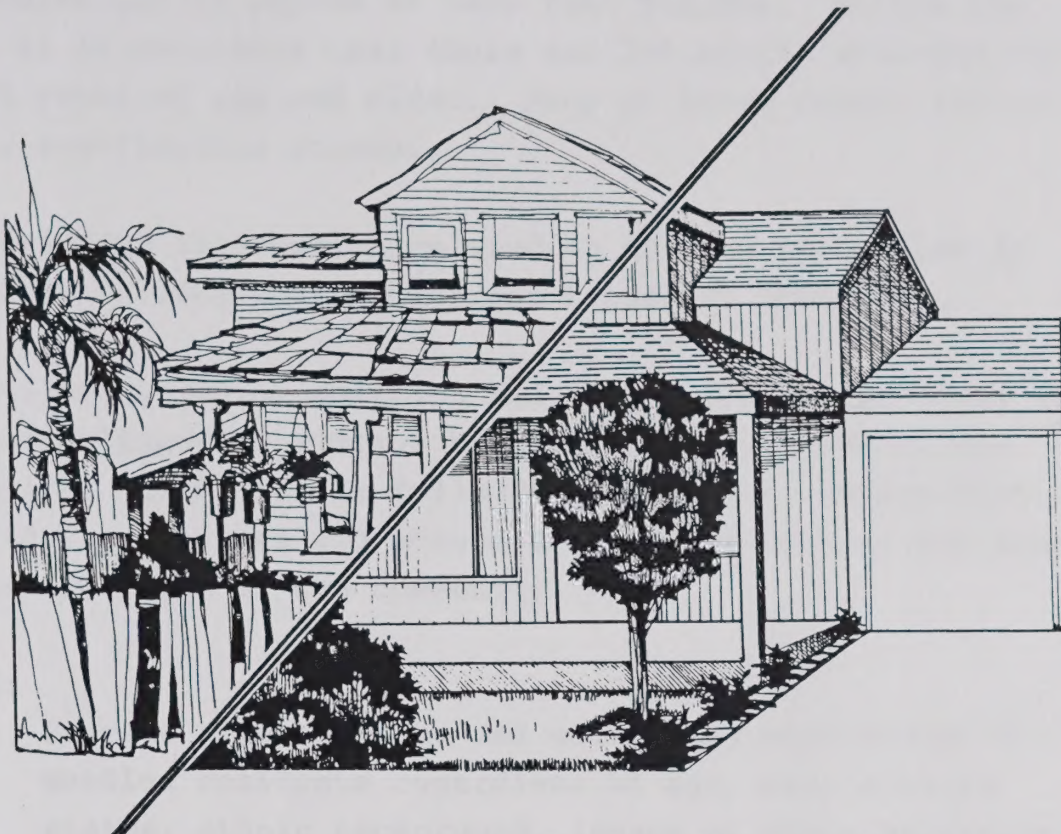
COMBINE SLOPES





housing element

housing



housing element

The need to improve housing conditions and the overall quality of neighborhoods and community living is a significant issue in the City of Needles. It is apparent that the existing neighborhoods are a vital resource of the urban fabric. While new construction will continue to replace dilapidated structures, the existing urban area will continue to dominate the form and character of the City.

Needles, incorporated 1913, has an extensive inventory of vintage housing and older neighborhoods. Today, more than one-third of the urban area is residential in character. There are approximately 1,708 dwelling units in the City of which 1,235 are single-family units. Of the total dwelling units, almost forty percent (40%) are occupied by renters. Nearly fifty-five percent (55%) of the housing in the City is in poor condition. Much of the deficient housing is rented or owned by low-income groups. Thirty-one percent (31%) of the population



housing element

The need to improve housing conditions and the quality of life of the community is a major concern of the city. It is recognized that the housing element is a key component of the city's overall development strategy. The city's housing element will provide a framework for the development of housing programs and policies that will meet the needs of the community and promote the growth and development of the city.

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in Needles has an income of less than \$10,000. Within the City, it is estimated that there are 366 senior citizens who are 65 years of age and older. Many of these people are on a fixed, non-flexible income.

More detailed information related to housing in Needles is available in Technical Background Report II (Housing).

The following goals, policies and implementation programs have been established to address the concerns and needs of the community. Each goal is followed by policies, implementation measures, principles and standards designed to meet the housing issues and needs of the community.

GOALS:

1. Provide a decent home and satisfying environment for all Needles residents regardless of age, sex, marital status, ethnic background, income or other arbitrary factor.
2. Provide adequate housing in the City by location, type, price, and tenure, especially for those of low and moderate income and special needs households.
3. Encourage sound growth in the City by designating suitable sites for residential development.
4. Improve and conserve existing residential neighborhoods.
5. Reduce residential energy use within the City in order to help decrease housing costs and conserve the resource.

POLICIES:

1. Minimize housing construction in environmentally sensitive areas.

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Implementation: The City shall follow the guidelines in the Open Space and Recreation Element.

Target Date: On going

Responsibility: Planning Department

2. Ensure adequate sites for modular/mobile homes and monitor the condition of the mobile home stock.

Implementation: The City shall amend it's Mobile Home Subdivision Ordinance to include design standards. Housing rehabilitation monitoring should include mobile homes.

Target Date: 1986

Responsibility: Planning Department

3. Allow second units in single family neighborhoods.

Implementation: The City shall develop a granny flat ordinance. The ordinance shall identify allowable areas and address the use of alleys and the retention of the single family character of the neighborhood.

Target Date: 1986

Responsibility: Planning Department

4. Promote handicapped access in new housing developments.

Implementation: New housing developments should be reviewed for handicapped access. All new public facilities shall be accessible.

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Target Date: On going

Responsibility: Redevelopment Agency,
Planning Department

5. Promote the mixture of housing and commercial land-uses in downtown Needles to provide housing with access to commercial services for special needs households particularly elderly households and small business owners.

Implementation: Funds to rehabilitate upper story units downtown should be sought including Redevelopment and Community Development Block Grant (CDBG) funds. A combined residential and commercial zone should be adopted downtown with reduced parking requirements for housing uses.

Target Date: 1986

Responsibility: Redevelopment Agency

6. Establish a range of housing densities to provide for all economic segments of the community consistent with good planning practice.

Implementation: Include a range of densities in the updated zoning ordinance and Land Use Element. Density bonuses must be granted to developments with 25% low or moderate income units or 10% lower income units according to State law.

Target Date: 1986

Responsibility: Planning Department

Page 100 of 100

Section 100: General Provisions

1. The purpose of this Act is to provide for the orderly and efficient management of the public lands of the State of California.

2. The State of California is committed to the preservation and management of its public lands for the benefit and enjoyment of the people of the State.

Section 101: Definitions

Section 102: Administration

1. The State of California shall establish a system of public lands management that is consistent with the principles of sustainable resource management.

2. The State of California shall establish a system of public lands management that is consistent with the principles of sustainable resource management.

Section 103: Land Use Planning

Section 104: Public Access

7. Maximize the use of vacant land within the City and land contiguous to current development for housing in order to reduce the cost of facilities and to create a compact urban form.

Implementation: Designate priority development areas to coincide with public services schedule.

Encourage the County Assessor to assess vacant land at current market value with periodic updates in order to encourage infill housing development.

Target Date: 1986

Responsibility: City Managers Office, Redevelopment Agency

8. Seek the purchase of land for future housing.

Implementation: Contact the U.S. Bureau of Land Management and the County of San Bernardino for Public Land sales.

Target Date: On going

Responsibility: City Managers Office

9. Be of assistance to the private sector and public agencies capable of producing or assisting in the production of housing, particularly low and moderate income housing and housing for special needs households.

Implementation: Assemble a package of programs that can be used to assist such housing developers including: land write downs, Mortgage Revenue Bonds, the use of CDBG funds for the provision of necessary public facilities or design costs, and the creation of a loan

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fund through leveraged City funds in local banks. The City should keep on file a list of developable land within the City, updated periodically.

In addition, the City should require an annual Community Reinvestment Act report from local banks.

The City shall aid in the establishment of a community development corporation to oversee housing production and rehabilitation efforts. The City should seek interested community residents to form a Board of Directors on which the City should sit also. Neighborhood Housing Services should be contacted for advisory services or to become the community development corporation.

Target Date: 1986

Responsibility: Redevelopment Agency,
Planning Department

10. Promote the provision of an adequate number of rental units that are affordable to low and moderate income households within the City.

Implementation: A yearly assessment of rental units should be made. The number of available downtown housing units should be matched to their determined need.

Target Date: On going

Responsibility: Redevelopment Agency

11. Tie new housing development to existing infrastructure.

Implementation: Residential zoning of priority development areas contiguous should be to existing infrastructure.

Require new developers to provide dedication fees for schools or parks if needs cannot be met otherwise. Use assessment bonds to finance streets and sidewalks for developers.

Target Date: On going

Responsibility: City Managers Office,
Planning Department,
Redevelopment Agency

12. Work towards equal housing opportunities for all Needles residents regardless of age, sex, race, marital status, ethnic background, income, or other arbitrary factors.

Implementation: Make residents aware of equal housing laws and recourse through educational materials made available at City Hall, the press, and local realtors. This program should be reviewed yearly as part of the housing objectives review in October. Efforts at equal opportunity housing loans should be documented as part of the annual Community Reinvestment Act report from local banks.

Target Date: On going

Responsibility: City Managers Office,
Redevelopment Agency

13. Vigorously pursue housing code enforcement.

Implementation: Notify violators of rehabilitation programs for mandatory repairs. Consider the establishment of a loan fund for these repair cases. Establish a pre-occupancy inspection program in which the City building inspector inspects rental units at a

change of occupancy. Change of occupancy referrals can be based on requests for a change in electric service. Exceptions could be made in the case of a change of occupancy due to remodeling or rehabilitation.

Target Date: On going

Responsibility: Building and Safety Department

14. Develop housing rehabilitation program.

Implementation: Conduct a housing rehabilitation program.

Target Date: On-going

Responsibility: Redevelopment Agency
City Managers Office

15. Promote self-help preventative maintenance of homes.

Implementation: The City shall establish a tool loan program available to all members of the community and administered by City staff at the City yard. Funding can be through private donations or in conjunction with rehabilitation grant applications.

Explore possibility of utilizing R.O.P. students.

The City shall organize home repair workshops. The possibility of joint sponsorship with the high school or community groups should be explored.

Target Date: 1986

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Responsibility: Building & Safety Department,
Public Works Department

16. Protect architecturally significant residences and neighborhoods.

Implementation: Conduct a historical survey of the City to identify significant residences and neighborhoods, and to build up historic interest in Needles, the City shall also develop an ordinance to aid in their protection.

Target Date: 1986

Responsibility: Planning Department,
Redevelopment Agency

17. Continue to monitor housing conditions.

Implementation: A progress report on the housing rehabilitation program shall be prepared yearly and targeted home figures revised.

Target Date: On going

Responsibility: Building and Safety Department

18. Prevent the displacement of residents due to City sponsored housing rehabilitation programs.

Implementation: Develop a displacement program to ensure interim housing or adequate payment for persons displaced as a result of housing rehabilitation efforts if major rehabilitation is instituted that is consistent with the California Relocation Assistance and Real Property Acquisition Guidelines (Cal Adm. Code, Title 25, Chapter 6).

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Target Date: 1986

Responsibility: Redevelopment Agency

19. Promote home ownership within the City.

Implementation: Discuss leveraging deposited City funds with local bank to create mortgage insurance, housing cooperative loans, and revolving a loan fund for housing rehabilitation. Make residents aware of the available loan programs.

Target Date: On going

Responsibility: City Managers Office,
Redevelopment Agency

20. Promote the adaptive reuse of vacant buildings within the City as housing.

Implementation: Identify possible adaptive reuse buildings within the City which could be used for housing. Discuss City aid possibilities with the owner and the San Bernardino County Housing Authority. Leverage City funds for cooperative loans for prospective buyers through their deposit with the National Consumer Cooperative Bank.

Target Date: On going

Responsibility: Redevelopment Agency

21. Educate the public in the area of energy conservation and create an awareness of the progress that is available.

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Implementation: The City should create an energy awareness program in coordination with CP National Company, geared towards school lectures and community outreach. A comprehensive "programs available" guide should be prepared. Department of Energy funds may be available to finance this program.

Target Date: On going

Responsibility: Building & Safety Department,
Utilities Department

22. Encourage the use of solar energy within the City.

Implementation: The City shall actively seek the location of a solar equipment business as part of its support for "homegrown" industry. In addition, the City shall include a discussion of solar devices in its energy education programs.

Adopt a solar access ordinance for new homes and home additions which will insure that homes have access to southerly sun for solar equipment operation.

Adopt solar design guidelines for new housing developments.

Target Date: 1995

Responsibility: Utilities Department

23. Actively enforce new California Construction Standards for energy efficiency.

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Implementation: Acquaint the City Building Inspector with new standards. Distribute new building standards to building permit applicants.

Target Date: On going

Responsibility: Building & Safety Department

24. Strive to make City owned buildings energy efficient.

Implementation: Conduct an energy audit of all city buildings. Ensure that all new city buildings are energy efficient.

Target Date: On going

Responsibility: Utility Department,
Building & Safety Department

25. Establish a community recycling program.

Implementation: Establish a community recycling program to include source separation and education programs.

Target Date: On going

Responsibility: Public Works Department

26. Explore new sources of power for Needles including biomas, wind and water.

Implementation: The City should seek small local businesses with the capacity to build new energy systems including Biomas conversion and wind generation and expand the current municipal utility to:

- a. Coordinate City energy programs.

- b. Perform a solar design review of all new housing developments.
- c. Promote the use of solar equipment.
- d. Create a conservation point system to rate homes for sale to be used voluntarily by homeowners and developers as a sales incentive.
- e. Conduct public education programs.

Target Date: On going

Responsibility: Utility Department

27. Establish a city wide energy conservation program.

Implementation: An energy conservation program must come from a partnership among the City, residents, and businesses. The City, however, has a key role in linking the funds that are available to needed projects that can utilize them. A number of funding methods are available. Those sources listed here are the most feasible for the City of Needles.

Target Date: On going

Responsibility: Utility Department,
Redevelopment Agency

28. Explore and Encourage alternative housing in City.

Implementation: Encourage the development of alternative structures within the City and explore the feasibility of providing alternative shelters on a large scale basis.

Target Date: On going

Responsibility: Planning Department

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PRINCIPLES AND STANDARDS:

1. A decent, safe and healthful housing environment should be provided in all residential areas of the City.
2. Substandard housing with life-safety deficiencies should be given priority for housing rehabilitation and allocation of housing assistance programs.
3. Preservation and rehabilitation of older housing in the community should be encouraged and particular attention should be given to official historically and architecturally significant structures and clusters.
4. Multi-family housing facilities for the elderly should be located in areas containing a high degree of access and convenience as well as be within walking distance of shopping, transit, recreation, health and social services.
5. Housing developments and sites should be designed and landscaped to achieve the optimum between needs for privacy and sociability.
6. Buildings and sites should be located and constructed to reduce the potential for crime.
7. Housing structures and the related outdoor environment should be designed to avoid abrupt changes in building scale and character.
8. Through site, architectural and landscape design, residential structures should be protected from adverse climatic conditions.

1. A library with the collection of books, maps, and other materials, and the provision of all services, such as the library.
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10. The library is a place where the public can find books, maps, and other materials, and where they can borrow them for their own use.

9. The community's housing stock, private or public, should reflect the distinctive needs of all ages, incomes and life-styles.
10. Rehabilitation of existing housing stock should be emphasized in all areas of the City.

1. The company's records show that the
total of the following items is \$100,000.
Inventory

2. The balance of the account should be
adjusted to the amount of the loss.

Housing Rehabilitation Program Outline

- I. Program Area - Entire City
- II. Work to be performed
 - A. Weatherization
 - 1. Insulation
 - 2. Weather stripping
 - 3. Window renovation
 - 4. Mobile home solar heat panels
 - B. Minor Repairs
 - 1. Paint
 - 2. Plaster patching
 - 3. Roof leak repair
 - 4. Reset doors
 - C. Major Repairs
 - As required to bring to Section 8 Standards
- III. Homeowner Requirements for Participation
 - A. Low or moderate income as defined in Housing Technical Report.
 - B. Home in need of any repairs listed in Section II.
- IV. Renter - Occupied Homes, Requirements for Participation
 - A. Low or moderate income as defined in Housing Element.
 - B. Home in need of any repairs listed in Section II.
 - C. Landlord agrees to keep rent at current level adjusted yearly for inflation or not above affordable rent level for size of household as described in Housing Technical Report.
- V. Outside Funding Sources to be Explored

Farmers Home Administration Section 504 Program:
(Low-interest loans for home purchase and rehabilitation).

2. Objectives

3. Methodology

4. Results

5. Discussion

6. Conclusion

7. References

8. Appendix

9. Summary

10. Conclusion

11. References

12. Appendix

13. Summary

14. Conclusion

15. References

16. Appendix

17. Summary

18. Conclusion

19. References

20. Appendix

21. Summary

22. Conclusion

23. References

24. Appendix

25. Summary

26. Conclusion

27. References

28. Appendix

29. Summary

30. Conclusion

31. References

Farmers Home Administration Section 502 Program:
(Rehabilitation grants for low-income elderly residents
- to \$5,000).

U.S. Dept of Housing & Urban Development (HUD) - Section
312 Rehabilitation Loans.

Leveraging of City funds in a local bank to create loan
programs.

Mortgage Revenue Bond Programs

VI. City Contribution

A. Administration

1. Clerical
2. Office Space
3. Tool Loan Program
4. Workshops

VII. 1988 Low and moderate income

Objective: Rehabilitation of 30 units through any City
aided programs.

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General Implementation Techniques

There are a number of ways the City of Needles can promote the construction of housing without relying extensively on State or Federal funds. The City has the ability to create a favorable climate which would attract construction of new housing units. A number of methods are available including:

Zoning and Land-Use Regulation

The City of Needles can insure that an adequate number of sites zoned for housing are available and that land-use controls do not add excessive costs or cause undo delays.

Granny Flats

A 1982 State law requires cities to create ordinances or procedures to allow for the construction of second units on single-family lots (granny flats) by July 1, 1983. These units can help provide needed housing units, particularly for elderly and low income persons since they are usually small rental units. They also can provide additional income to the primary residence homeowner. Allowing the construction of second units in Needles will be a beneficial addition to the housing stock. The City should create a granny flat ordinance in order to insure that equal standards and good design principles are used citywide.

In developing its granny flat ordinance, the City should keep in mind ways to allow the increased density without changing the single family nature of neighborhoods or causing parking and traffic problems. This could be achieved by requiring normal height, setback, and other building requirements, and by limiting the maximum square footage of the unit.

There are a number of ways to get to the city of London and from the center of London to the various parts of the city. The city is a very large city and it is very difficult to get to the center of the city. The city is a very large city and it is very difficult to get to the center of the city. The city is a very large city and it is very difficult to get to the center of the city.

London and the City

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London and the City

A visit to the City of London is a very interesting experience. The city is a very large city and it is very difficult to get to the center of the city. The city is a very large city and it is very difficult to get to the center of the city. The city is a very large city and it is very difficult to get to the center of the city.

In addition to the City of London, there are many other parts of the city. The city is a very large city and it is very difficult to get to the center of the city. The city is a very large city and it is very difficult to get to the center of the city. The city is a very large city and it is very difficult to get to the center of the city.

Design requirements could prohibit an additional entrance to the front of the house or other external evidence of occupancy by more than one family in order to retain the visual character of the neighborhood. The City could also make certain areas of the City off-limits to second units due to traffic volume, street widths, or lot sizes. The City should also include provisions to bring existing illegal second units up to code.

Mixed Use Housing

The allowance of housing in downtown Needles would provide affordable housing for two special needs households: elderly persons or couples who need to be close to services and shops and who cannot afford to keep a house or an apartment; and new small business owners who would like to combine business and home rent while they are getting a start. In addition, residences in a downtown area often make use of previously underutilized space (upstairs areas) and help make downtown a more lively place in the evening, which can help attract business. The creation of an overlay zone in the downtown business district could combine residential and commercial as allowed uses and help insure that existing residential uses in the area are not lost.

Land Write-Downs

The City can purchase land through the use of Federal and State grants which can be used to decrease the cost of land to developers who agree to construct affordable housing. In this case, the City would want long term speculation control so that the investment would truly benefit the intended income group. Land is expensive, and City funds are limited, but through bargain sales, property can be acquired by the City at a fraction of its market value and re-sold to developers at a reduced price.

This method could also be used for land acquisition along the river. The Trust for Public Land uses the bargain sale approach in many of its land purchases. The strategy is simple. A corporation or individual landowner is asked to sell the property in question for less than market rate or to donate it to the City. The seller then writes the loss off his taxes. Donating land or money to non-profit groups or to government agencies offers the maximum tax benefits.

Many persons donate their homes to churches or charitable groups in their wills. This method can insure the preservation of the home for historic reasons, affordable housing or another community use if deed restrictions are used. Inheritance taxes are then also lessened. The City could make information on this sort of donation available and a non-profit housing corporation could even receive deeded donations.

Cooperatives

A cooperative is a non-profit group that is formed to meet a common need. The group is usually formed by pooling the capital of the members who then completely own and control their business. A co-op is run on the principles of open membership, democratic control (one member, one vote - regardless of investment), limited return on invested capital, and net savings being distributed proportionately to members (which can be done by provision of services or proportional dividends). Services that co-ops provide include marketing, health, financial services, as well as housing.

Housing co-ops may be the key to home ownership for families of low and moderate income. A housing co-op is formed by a group of tenants who decide to buy their building or group of homes. The tenants form a non-profit corporation, make an offer, and secure financing. Monthly housing costs then remain stable since members are purchasing rather than renting their unit. Members agree to a system of equity gain varying from no equity, to equity adjusted for inflation, to equity based on principal paid. Through housing cooperatives, residents receive all the benefits of home ownership, are protected from eviction, and can control the management of the housing.

Mortgage Revenue Bonds

Through use of either the City's or Agency's general powers, tax exempt bonds could be issued to finance mortgages, to establish a revolving loan fund, or to establish any other kind of housing assistance program. Loans could be of the deferred interest type to keep monthly costs down. SB 99 bond money could also be used for construction in rehabilitation areas.

In addition, tax increment secured bonds could be used to capture the "benefits" of housing rehabilitation in redevelopment areas. Assessment district bonds can also be used for the financing of municipal improvements such as streets and sidewalks.

CDBG Funds

Community Development Block Grants could be used for housing. Cities now are allowed great discretion in use of CDBG funds but the original intent behind the allocation of funds in the 1974 Housing and Community Development Act reads:

"The primary objective of this title is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income".

Municipal Mortgage Insurance

The City could create an agency or make arrangements with a private insurance agency to provide mortgage insurance similar to FHA and VA insurance. A cash reserve fund would be necessary to meet defaults which could be obtained through CDBG or a bond issue. A tax increment secured bond could also be used. Little upfront money is needed. For example, the City of Dallas placed \$66,667 in a loan indemnification fund which secured \$500,000 in loans by local banks.

Publicly Owned Housing

Another method of providing affordable housing is through direct City ownership, but there are tremendous political constraints to City ownership. The past record has not been successful. The blame has generally been placed on the tenants of publicly owned housing projects. Extensive lobbying by the real estate industry has helped convince many Americans that a low-income housing project would have a blighting influence on their neighborhoods. Article 34 of the State Constitution prohibits City constructed housing projects without a 2/3 vote of the electorate.

Community Development Corporation

One way for the City to participate in creating cooperative home ownership is through assisting in the development of a Community Development Corporation (CDC).

CDC's are non-profit or profit-making corporations directed by local residents. One of the activities they can undertake is the construction of housing projects. CDC's provide an excellent focal point for joint ventures between the City and the private sector. The City can channel funds for housing through the corporation which can be leveraged through the private sector.

The Santa Barbara Housing Corporation has developed several successful housing ventures. Their 84 unit cooperative was funded through HUD Section 202. Another California CDC has had even more direct city involvement. The City of Palo Alto formed the Palo Alto Housing Corporation (PAHC) in 1969. The City actually contracts with PAHC for low and moderate income housing consulting services. It is essentially responsible for developing City programs in this area. A number of complexes have been constructed using CDBG, Section 236, and California Housing Finance Agency funds. Currently PAHC is buying existing rental housing to preserve its affordability.

The structure of a non-profit CDC is usually that of an umbrella to a number of related firms necessary to the activities of the CDC (credit union construction firm, job training program). Some of the associated programs may be for-profit firms. Membership on the CDC Board of Directors may vary. Requirements are outlined at the time of incorporation. If the CDC works in conjunction with the City, it is appropriate for City representatives to sit on the Board. The City should contact Neighborhood Housing Services for their expertise in this area.

The first part of the report is devoted to a description of the local conditions. The second part is devoted to a description of the conditions of the country. The third part is devoted to a description of the conditions of the city. The fourth part is devoted to a description of the conditions of the district. The fifth part is devoted to a description of the conditions of the province. The sixth part is devoted to a description of the conditions of the kingdom. The seventh part is devoted to a description of the conditions of the empire. The eighth part is devoted to a description of the conditions of the world.

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The City as a Watchdog

Under the Federal Community Reinvestment Act (CRA), Savings and Loan institutions must invest in the neighborhood in which they are located. The City is the obvious watchdog. In addition to an active CRA watchdog role, the City could refuse to deposit funds in banks that do not provide loans for co-op mortgages or for other sorts of City advocated housing.

Construction Loan Fund

The City could combat high interest rates on construction financing by establishing an interim construction financing loan fund. Construction costs could also be cut by "fast-tracking" the permit process. The City could also aid construction firms in setting up mortgage financing. This process could be performed through a community development corporation.

National Consumer Cooperative Bank

The Co-op Bank was initially capitalized by Congress but has now lost its funding. It is now privately supported through the sale of stock. Loans are issued at prevailing interest rates, though below market rates are available to new co-ops, for organizing costs and consulting fees. The City should consider leveraging funds to provide low interest loans through this bank and use its services.

Other Programs

Sweat Equity Developments

Self-Help Rehabilitation

Manufactured Housing

Timeshare Condominiums

Rental Subsidies

Inclusionary Zoning

Development Bonuses

Funding Sources/Techniques Available

<u>Agency</u>	<u>Program/Activities Funded</u>	<u>Type</u>
<u>Local</u>		
City	Zoning and Land-Use Regulation Land Write-Downs and Land Banking Anti-Redlining Practices Codes Code Enforcement Inclusionary Ordinances Expedited Processing Speculation Controls Rent Stabilization Occupancy Ordinances Growth Management Cooperative Housing Housing Development Corporations Condominium Conversion Ordinances Open Housing Programs Home Management Training Landlord-Tenant Mediation Housing Court Eviction Controls Tax Increment Financing Tax Exempt Revenue Bonds	

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State/County

Housing Finance

Direct Lending for Home Ownership Loan
and Home Improvements

Neighborhood Preservation Loan

Multi-Family Rental Housing Financing
Financing

Housing & Community
Development

Community Development
Block Grants Grant

Farmworker Housing Grant

Rural predevelopment Loan

Urban predevelopment for
Preliminary Development
Costs in Rural Areas Loan

Low Income Home Mgmt Grant
Training Program

Marks-Foran Residential
Rehabilitation Act Loan

SB99 - New Construction Loan

Rental Housing Construction

Rural Land Purchase Program Grant

Housing Advisory Service for Self-Help Construction and Rehab	Grant
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Cal-Vet Home Loans	Loan
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California National Guard Farm and Home Loan Program	Loan
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Federal

HUD	Public Housing through Section 23 and Section 8	Loan
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Section 202 - Direct Loans to elderly or handicapped	Loan
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Section 312 - Rehabilitation Loans	Loan
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Title I Insurance - Property Improvement Loans	Loan
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Urban Homesteading	Loan
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FmHmA	Section 515 - Rural Rental Housing Assistance	Loan
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Section 502 - Rural Homeownership Assistance	Loan
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Section 101 - General
Section 102 - Specific

Section 103 - General

Section 104 - Specific

Section 105 - General

Section 106

Section 107 - General

Section 108 - Specific

Section 109 - General

Section 110 - Specific

Section 111 - General

Section 112 - Specific

Section 113 - General

Other

A number of private foundations distribute grants that could be used for housing related projects. Many non-profit corporations give assistance on a grant or fee basis to help communities start housing development corporations including:

National Housing and Economic Development
Law Corporation
Berkeley, CA

Neighborhood Housing Services
California Street
San Francisco, CA

People's Self-Help Housing Corp.
1545 Los Osos Valley Road, #A-5
San Luis Obispo, CA 93416

Rural California Housing Corp.
2007 "O" Street
Sacramento, CA 95814

Rural Communities Housing Development Corporation
101 West Church
Ukiah, CA 95482

A review of the literature on the effects of the
and the results of the study are discussed. The
conclusions of the study are discussed in a brief
conclusion. The study was conducted in a laboratory
setting.

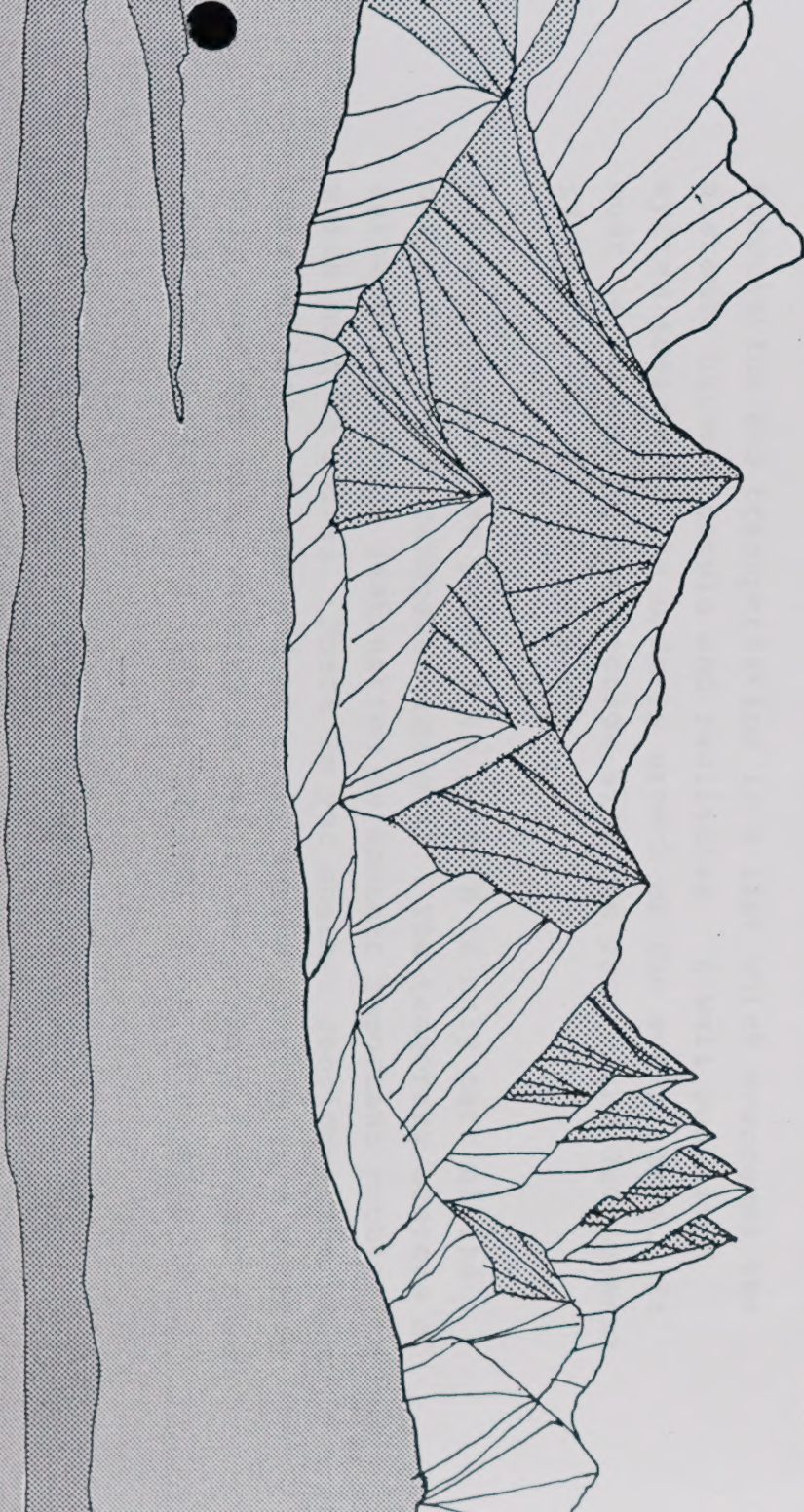
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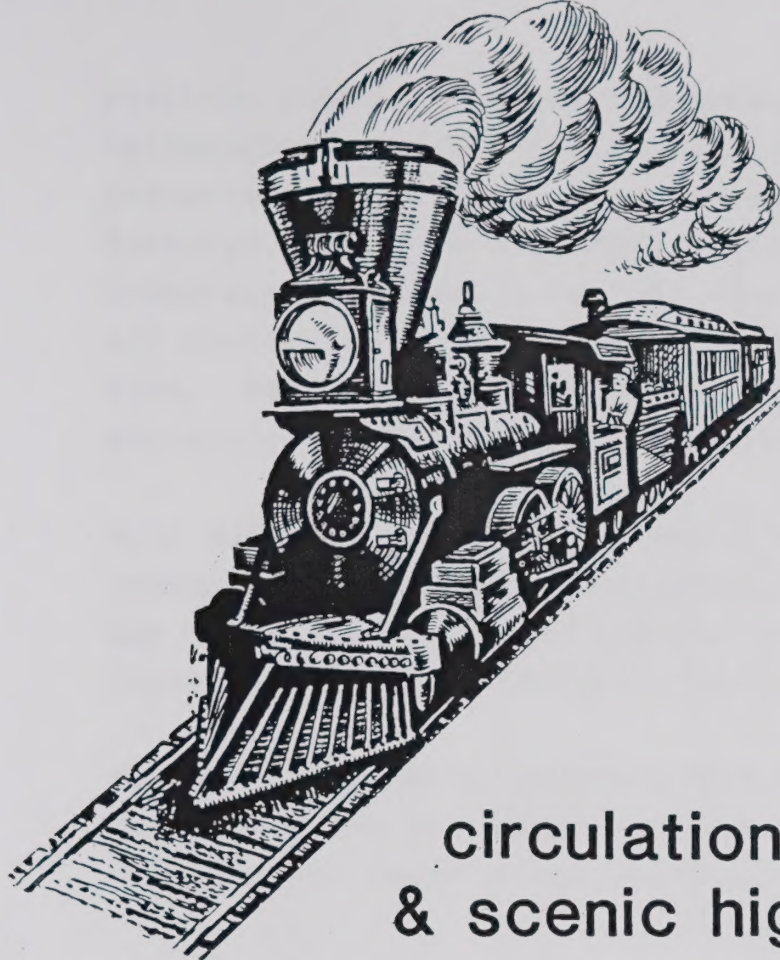
circulation,
transportation,
& scenic highways

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circulation, transportation & scenic highways element

The goal of the Circulation, Transportation and Scenic Highways Element is to create a comprehensive system for the movement of persons and goods through time and space with maximum efficiency and convenience.

Circulation and transportation is a link which overcomes the distance between people and facilities. A well conceived system assists in the orderly growth of the entire area. It must be planned in conjunction with the other land development if either is to work properly.

Getting people from point A to point B is only part of the circulation and transportation goal. The temporary storage of automobiles at the destination is another important problem which must be solved. There is yet another consideration under this subject. At the end of every vehicular trip is a walking trip, and for some, walking is still the primary transportation "mode". In discussing transportation, it is often easy to

Circulation, Transportation & Socio Highway's Element

The role of the Circulation, Transportation and Socio Highway's Element is to ensure a comprehensive system for the movement of persons and goods through area and across state borders.

Circulation and Transportation is a key factor in the development of a region. It is a well known fact that a region's growth is largely dependent on its ability to attract and retain investment. It is also a fact that a region's growth is largely dependent on its ability to attract and retain investment.

Building upon the fact that a region's growth is largely dependent on its ability to attract and retain investment, the following are some of the key factors that influence a region's growth. These are: 1. The location of the region. 2. The size of the region. 3. The quality of the region's infrastructure. 4. The quality of the region's human resources. 5. The quality of the region's natural resources. 6. The quality of the region's financial resources. 7. The quality of the region's political resources. 8. The quality of the region's social resources. 9. The quality of the region's cultural resources. 10. The quality of the region's environmental resources.

overlook school children, shoppers, recreational walkers and neighborhood visitors and their pedestrian needs. Safety provisions must be made for pedestrian crossings over/under freeways, railroads and major thoroughfares. Pleasant pedestrian circulation must be provided within shopping centers and commercial developments as well as routes leading into them. Pedestrian movements must be planned as a part of the whole circulation and transportation system.

More detailed information related to circulation, transportation and scenic highways in Needles is available in the Technical Background Reports III (Transportation and Circulation), and V (Natural, Cultural and Aesthetic Resources).

The following goals, policies and implementation programs, principles and standards have been established to address the concerns and needs of the community.

GOALS/Circulation and Transportation:

1. To provide a complete and efficient circulation system which takes into account convenience of access and safety while minimizing disruptive unnecessary traffic within residential neighborhoods.

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POLICIES/Circulation and Transportation:

1. Provide for adequate off-street and on-street parking in all sections of the City, particularly in the commercial, industrial and higher residential density neighborhoods.

Implementation: Evaluate off-street and on-street parking needs of each project based upon the function proposed and the capacity of the servicing street system.

Target date: On going

Responsibility: Planning Department, Public Works
Department

2. Improve the appearance of existing transportation rights-of-way and incorporate high standards of design when considering new transportation corridors, including streets, activity trails, walkways, and other related rights-of-way.

Implementation: Use developer fees and/or City/Redevelopment funds to improve and upgrade existing conditions of the transportation rights-of-way and utilize design standards as shown herein.

Target date: On going

Responsibility: Public Works Department, Planning
Department

3. Sidewalks, activity trails and walking facilities should be extended throughout the City to allow for more convenient and safer pedestrian movement.

Implementation: Using developer fees and/or City/Redevelopment funds, extend and provide sidewalks, activity trails and walking facilities in accordance with development as shown on the land use map.

Target date: On going

Responsibility: Public Works Department,
Planning Department

4. Provide a bus system to better serve the population of Needles and the surrounding communities.

Implementation: Work with other surrounding communities to establish a viable bus system that provides efficient movement of people throughout the region.

Target date: 1986

Responsibility: Planning Department

5. Improve and upgrade existing street system to provide safe vehicular movements throughout the City and accommodate future developments.

Implementation: Use Redevelopment Agency, City and other public/private funds to vacate, upgrade, improve and establish the desired circulation system.

Target date: On going

Responsibility: Public Works Department,
Planning Department

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PRINCIPLES AND STANDARDS/Parking:

1. On-street parking should be provided only when the demand for vehicle storage is at its highest and for movement at its lowest. Curb space for parking or stopping should not be provided at or very near intersections, pedestrian crosswalks, driveways and fire hydrants in order to insure visibility and proper traffic circulation. When traffic volume exceeds the capacity of the roadway and all other remedies are not feasible, vehicle storage may be eliminated if compatible with community planning.
2. Off-street parking should be provided for all auto-dependent uses in the City except sub-neighborhood shopping. Off-street parking needs in residential areas should be based upon residential densities. Off-street parking needs in commercial and industrial areas should be based upon ratios to total building area and the specific activity, including employment levels.

Off Street Parking Standards

<u>LAND USE</u>	<u>RANGE IN NUMBER OF PARKING SPACES PER INDICATED UNIT</u>	
	<u>UNIT</u>	<u>PARKING SPACES</u>
Residential	Dwelling	1 - 2
Motel, Hotel, Lodging	Room	1 - 2
Restaurant	Seat	0.30 - 0.50
Public Assembly	Seat	0.20 - 0.30
Retail and Office	1,000 Sq Ft (gross floor area)	3 - 6
Educational Facilities	Employee	1 - 2

The following table shows the results of the 1990-1991 survey. The data is presented in two columns: the first column shows the number of respondents, and the second column shows the percentage of respondents who answered "yes" to the question. The questions are listed in the first column of the table.

Question	Number of Respondents	Percentage of "Yes" Answers
1. Are you satisfied with the quality of the service provided by the company?	120	85%
2. Do you feel that the company is doing a good job of keeping you informed about its activities?	115	78%
3. Would you recommend this company to a friend or colleague?	110	92%
4. Do you think the company is doing enough to protect the environment?	105	65%
5. Are you satisfied with the price of the products or services provided?	100	70%

The survey results indicate that the majority of respondents are satisfied with the quality of the service provided by the company. However, there is a need for improvement in the area of environmental protection. The company should consider implementing more sustainable practices to address the concerns of its customers.

Appendix A: Survey Questions

Question	Response Options
1. Are you satisfied with the quality of the service provided by the company?	Yes / No
2. Do you feel that the company is doing a good job of keeping you informed about its activities?	Yes / No
3. Would you recommend this company to a friend or colleague?	Yes / No
4. Do you think the company is doing enough to protect the environment?	Yes / No
5. Are you satisfied with the price of the products or services provided?	Yes / No

PRINCIPLES AND STANDARDS/Streets and Highways:

1. Convenient access should be provided to all developed or readily developable property in the Needles area.
2. The local vehicular transportation system should form a hierarchy of arterials and streets as follows:

Street Standards

	<u>Average 24 hr. traffic volume</u>	<u>Standards</u>
MAJOR HIGHWAY		
4-lane divided highway plus parking lanes; frontage road for access; controlled intersections	10,000+	100' R/W 72' section 14' parkway each side 7% maximum grade (see cross sections)
SECONDARY HIGHWAY		
4-lane highway plus parking lanes; direct access not recommended	5,000 to 10,000+	80 to 88' R/W 64' section 8 to 12' parkway each side 9% maximum grade (see cross sections)
COLLECTOR STREET		
2-lane highway plus parking lanes;	4,000	66' R/W 44' Section 11' parkway each side 10% maximum grade (see cross sections)
LOCAL STREET		
2-lane highway	1,000	60' R/W 20' Section 10% maximum grade (see cross sections)

1. The first reaction involves the formation of a complex between the aluminum halide and the olefin. This complex is then attacked by the nucleophile to form the final product.

2. The second reaction involves the formation of a complex between the aluminum halide and the nucleophile. This complex is then attacked by the olefin to form the final product.

EXPERIMENTAL

Aluminum halides were prepared by the reaction of aluminum metal with the corresponding halogen. The products were purified by distillation or recrystallization.

RESULTS AND DISCUSSION

The results of the experiments are summarized in Table I. The first reaction, involving the formation of a complex between the aluminum halide and the olefin, was found to be highly dependent on the nature of the aluminum halide. The second reaction, involving the formation of a complex between the aluminum halide and the nucleophile, was found to be less dependent on the nature of the aluminum halide.

CONCLUSIONS

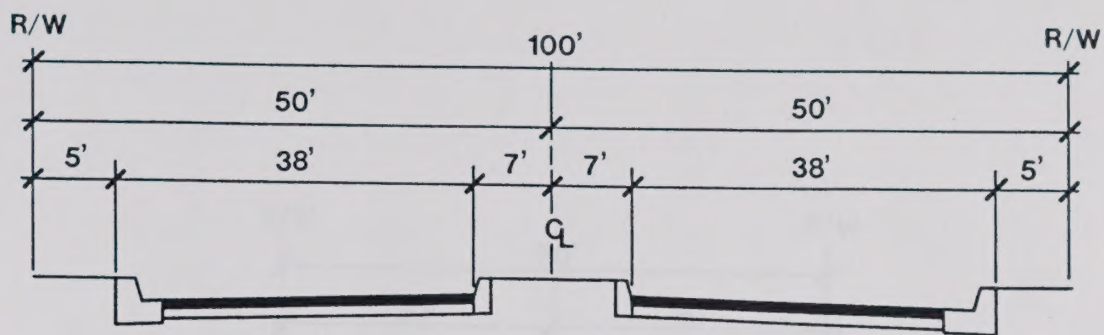
The results of the experiments indicate that the reactivity of aluminum halides towards olefins and nucleophiles is highly dependent on the nature of the aluminum halide. The first reaction, involving the formation of a complex between the aluminum halide and the olefin, is the most sensitive to the nature of the aluminum halide.

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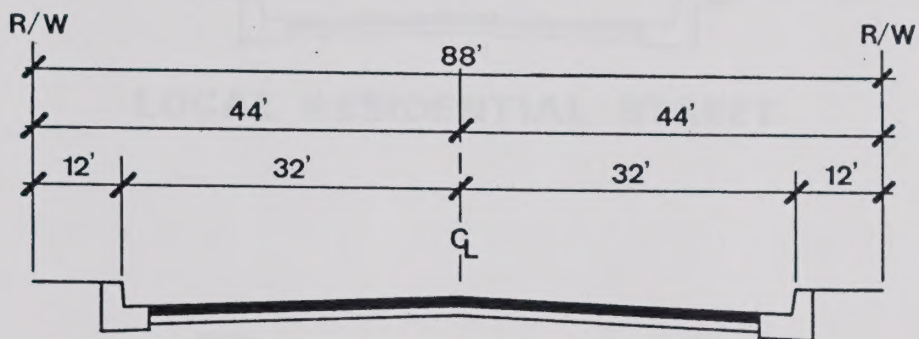
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2. J. H. Goldstein, *J. Am. Chem. Soc.*, **72**, 1000 (1950).
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ACKNOWLEDGMENTS

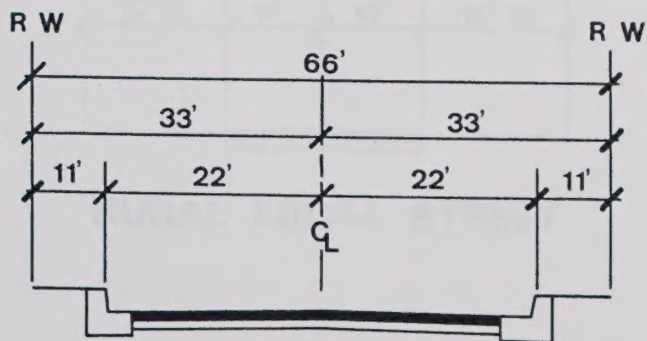
The author wishes to thank the National Science Foundation for the support of this work. The author also wishes to thank Dr. J. H. Goldstein for his helpful discussions during the course of this work.



**ARTERIAL WITH
MEDIAN ISLAND**



SECONDARY HIGHWAY



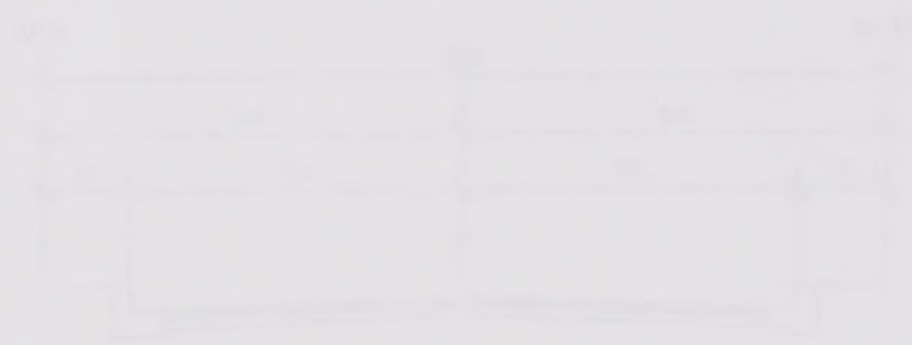
COLLECTOR STREET

STREET STANDARDS

—needles general plan—



WIDE MEDIAN

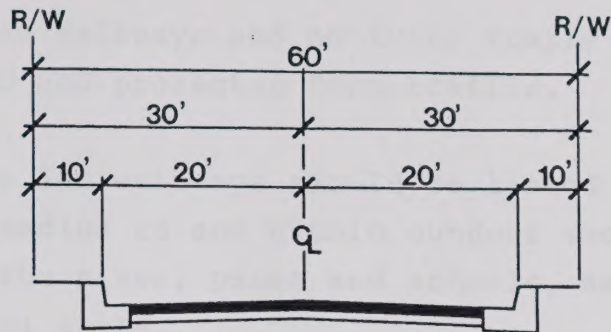


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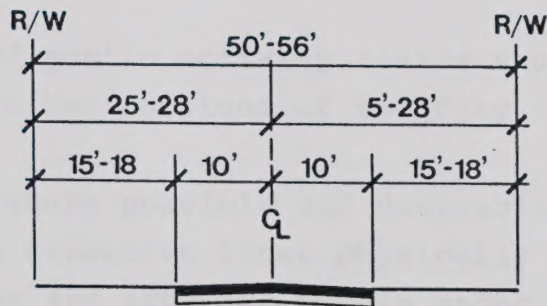


COLLECTOR STREET

STREET STANDARDS



LOCAL RESIDENTIAL STREET



RURAL LOCAL STREET

STREET STANDARDS

needles general plan

PRINCIPLES AND STANDARDS/Pedestrian Walkways and Public Activity Trails:

1. Sidewalks and public activity trails should extend throughout the City to serve the City, with modification allowed for rural density areas.
2. Pedestrian walkways and activity trails should be separated and protected from traffic.
3. Sidewalks and walkways should be linked with activity trails leading to and within outdoor recreational areas such as the river, parks and schools, as well as commercial areas.
4. Where possible, in the Central Business District, pedestrian movement should be funneled into special areas separated from vehicular traffic through the use of special design considerations.
5. A system of public activity trails should be extended to serve all urban sections of the City.
6. Bikeways, where possible and desirable, should be located on exclusive lanes physically separated from automobiles and extended within major recreational facilities. When separate bikeway facilities cannot be provided, the bikeway should be designated with minimum improvements including bike lane striping and signing for both the cyclists' and motorists' protection. Bikeways should maximize the use of streets with low vehicular traffic levels.
7. Bikeways should be considered in the design of all new or reconstructed streets, major recreational areas, waterfront facilities and other capital projects.

1. The design and construction of the building shall be in accordance with the 1997 International Building Code, as amended, and all applicable local, state and federal laws and regulations.

2. The design and construction of the building shall be in accordance with the 1997 International Building Code, as amended, and all applicable local, state and federal laws and regulations.

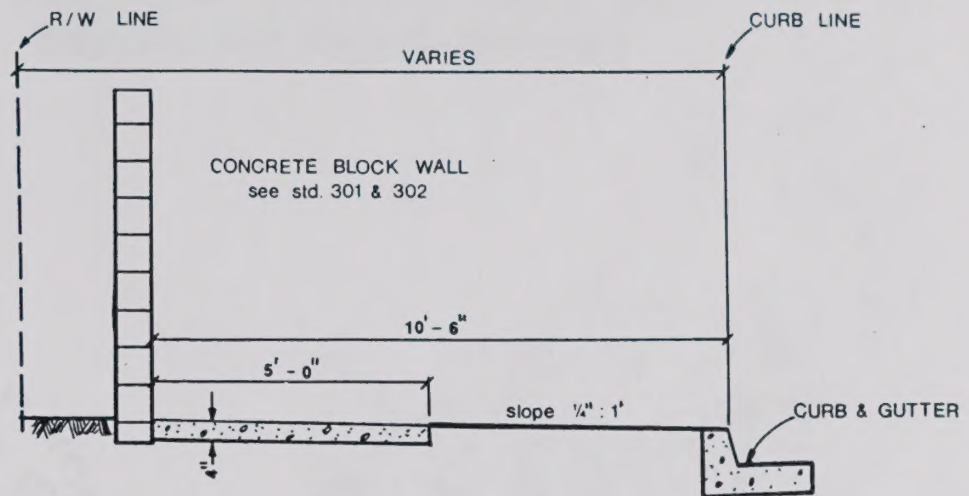
3. The design and construction of the building shall be in accordance with the 1997 International Building Code, as amended, and all applicable local, state and federal laws and regulations.

4. The design and construction of the building shall be in accordance with the 1997 International Building Code, as amended, and all applicable local, state and federal laws and regulations.

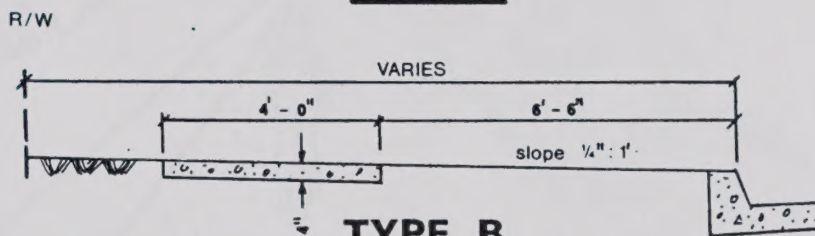
5. The design and construction of the building shall be in accordance with the 1997 International Building Code, as amended, and all applicable local, state and federal laws and regulations.

6. The design and construction of the building shall be in accordance with the 1997 International Building Code, as amended, and all applicable local, state and federal laws and regulations.

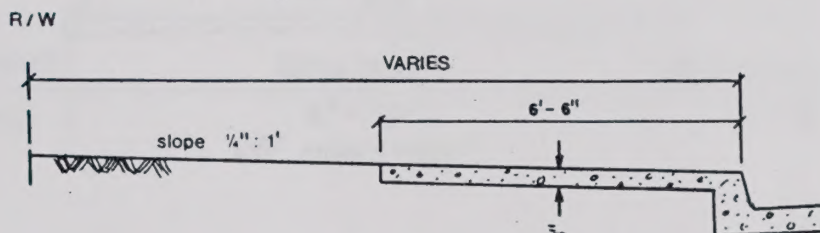
7. The design and construction of the building shall be in accordance with the 1997 International Building Code, as amended, and all applicable local, state and federal laws and regulations.



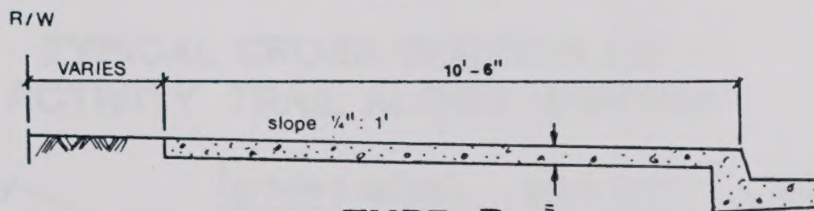
TYPE A



TYPE B



TYPE C



TYPE D

SIDEWALK STANDARDS

needles general plan



FIG. 1



FIG. 2

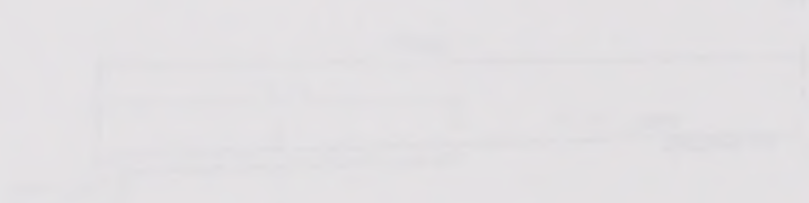


FIG. 3

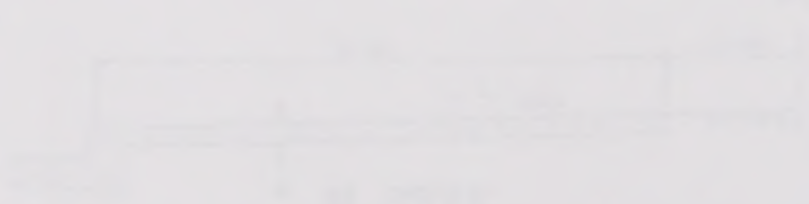
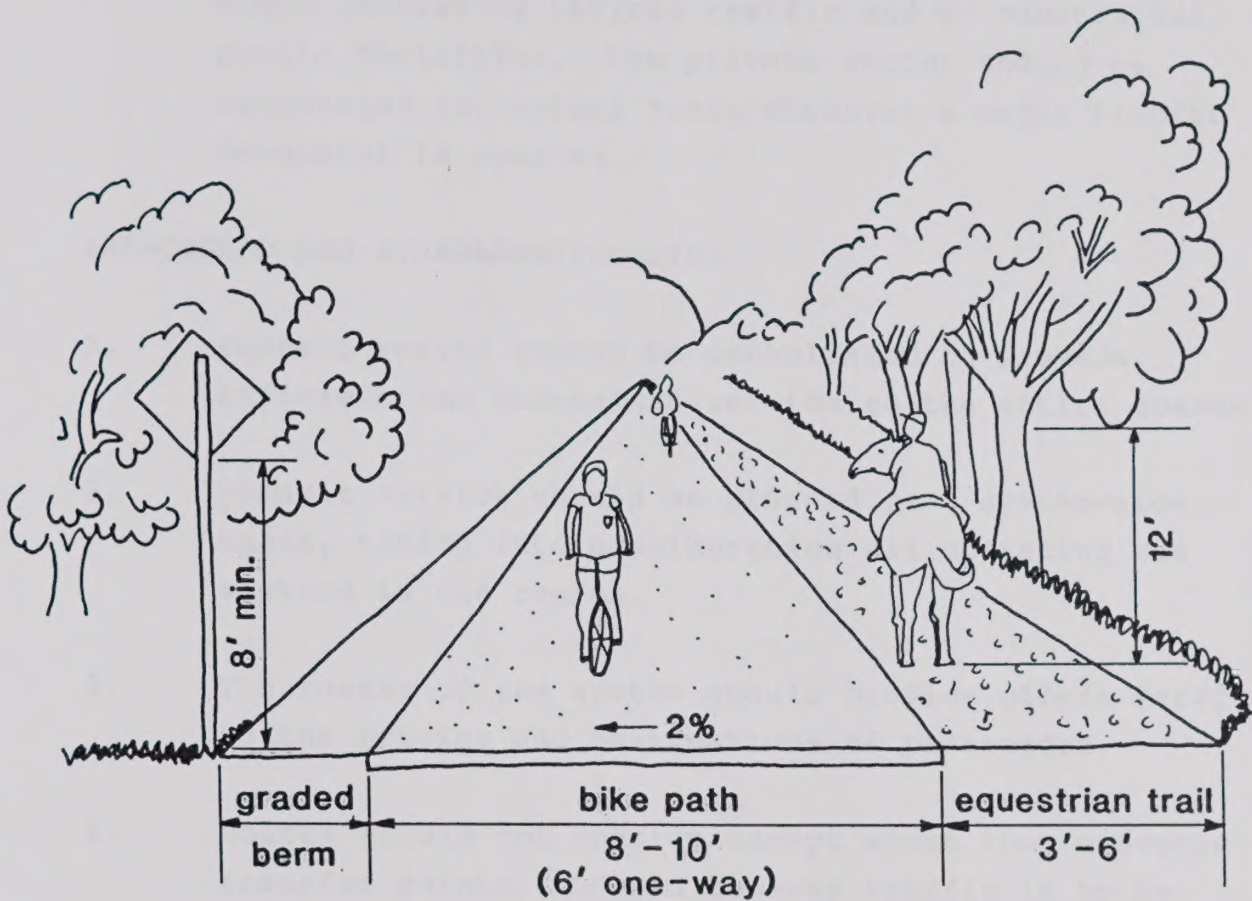


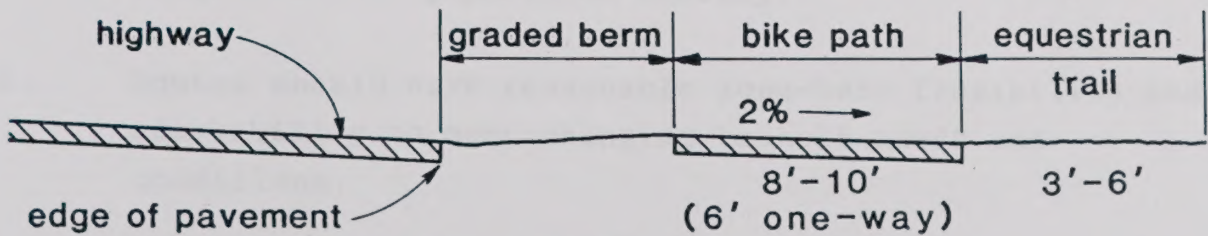
FIG. 4

SIDEWALK STANDARDS

TWO-WAY ACTIVITY TRAIL ON SEPARATED RIGHT-OF-WAY



TYPICAL CROSS SECTION OF ACTIVITY TRAIL ALONG HIGHWAY



PUBLIC ACTIVITY TRAIL

needs general plan

TRAIL ACTIVITY ALONG HIGHWAY TYPICAL CROSS SECTION OF



TRAIL ACTIVITY ALONG HIGHWAY TYPICAL CROSS SECTION OF



TRAIL ACTIVITY ALONG HIGHWAY TYPICAL CROSS SECTION OF

8. Storm sewer gratings should be placed in such a way or modified so as to minimize danger to cyclists.
9. Lockable bicycle racks should be installed in major areas generating bicycle traffic and at substantial public facilities. The private sector should be encouraged to install racks whenever a major traffic generator is created.

PRINCIPLES AND STANDARDS/Transit:

1. Transit routes should be established to provide efficient and convenient service to the entire community.
2. Transit service should be planned on a system-wide basis, taking into consideration all operating bus systems in the region.
3. The routes of the system should provide direct service to the origins and destinations of passengers.
4. Routes should not overlap except where they converge at transfer points. Looped two-way traffic is to be encouraged.
5. In urban areas, transit stops should be spaced out at approximately half-mile intervals (quarter-mile walking distance) with stopping intervals decreasing in areas of medium and low population density.
6. Routes should have reasonable long-term flexibility and adaptability to meet changing transit needs and conditions.

It is not enough to say that the system is not working. We must also say why it is not working.

The system is not working because it is not designed to work. It is a system of rules and regulations that are not designed to work. It is a system of rules and regulations that are not designed to work.

THE SYSTEM IS NOT WORKING

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7. Routes should be designated to take full advantage of street characteristics and possible future operational improvements. Such factors include the condition and type of roadways utilized (avoid local streets), design features, traffic control measures, strength of roadway structure, width, surface control of access from side streets and provision for safe loading and unloading and protection from the weather.
8. At major pickup points along transit routes, shelters and seating areas should be provided. A schedule of the routes should be displayed at all designated bus stops.
9. Where rail lines cross major streets or active pedestrian walkways or bikeways, proper grade separation or warning devices must be considered.
10. Railroad right-of-ways, adjacent to residential or retail commercial areas, should be screened to reduce noise, air and visual pollution.

PLAN PROPOSALS:

1. Promote the closing of small portions of selected streets when warranted by established needs, and when supported by the people directly affected by the closure. Streets for consideration at this time include the closing of the K Street underpass to vehicular traffic.
2. Extend San Carlos Street to the Colorado River joining the Bridge Road extension. Include a grade separation at the AT&SF tracks (Design as Collector Street).

1. The first thing I noticed when I stepped out of the plane was the fresh air. It was a relief after being cooped up in the cabin for so long. The ground below was a patchwork of green fields and small villages. I felt a sense of freedom and adventure as I looked out over the vast landscape.

2. As we continued our journey, the scenery changed. The rolling hills gave way to a more rugged terrain. I saw some of the most beautiful views I have ever seen. The sun was setting, and the sky was painted with shades of orange and red.

3. The weather was perfect. Not too hot, not too cold. It was just what I needed. I felt like I was in a dream world. The people I met were friendly and welcoming. They made me feel like I was part of their community.

4. The food was delicious. I had never tasted anything like it before. It was a mix of traditional and modern dishes. I enjoyed every bite. The service was excellent. The staff was attentive and professional.

THE JOURNEY

5. The journey was a mix of excitement and challenge. There were some moments where I felt like I was in over my head, but I pushed through. I learned a lot about myself and the world around me. I met some amazing people who became my friends.

6. The trip was a great experience. I saw some of the most beautiful places I have ever seen. I met some amazing people. I learned a lot about myself and the world around me. I will never forget this trip.

3. Extend Bridge Road to connect with San Carlos extension. (Upgrade Bridge Road to a Collector Street.)
4. Extend Parkway to join with River Road and the extension of Victory Drive to include a grade separation at the AT&SF tracks. (Design as a Collector Street.)
5. Extend Vistory Drive to the Parkway extension. (Design as a Local Street.)
6. Extend San Elemente Drive to the Parkway extension (Design as a Local Street.)
7. Extend Clary Drive to the Victory Drive extension.
8. Extend Bailey Avenue to the Victory Drive extension.
9. Extend National trails Highway from Park Road to River Road. (Design as a Collector Street.)
10. Establish a waterfront pedestrian walkway system along the Colorado River.

GOALS/Scenic Highways:

1. To conserve and enhance scenic routes and vistas within the City utilizing appropriate guidelines and programs as well as other means that will enhance the scenic quality of the Needles area.

POLICIES/Scenic Highways:

1. Maintain the scenic route right-of-ways in an attractive manner.

1. The first section of the report is devoted to a general description of the project and its objectives. It also includes a brief history of the project and a list of the people involved in its execution.

2. The second section of the report is devoted to a detailed description of the project's objectives and the methods used to achieve them.

3. The third section of the report is devoted to a detailed description of the project's results and a discussion of the factors that influenced them.

4. The fourth section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

5. The fifth section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

6. The sixth section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

7. The seventh section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

8. The eighth section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

9. The ninth section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

10. The tenth section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

11. The eleventh section of the report is devoted to a detailed description of the project's conclusions and a discussion of the factors that influenced them.

Implementation: Adopt a program to insure the maintenance and conservation of scenic routes within the City and coordinate with CalTrans and the County to adopt similar programs.

Target Date: 1986

Responsibility: Public Works Department,
Planning Department.

2. Protect and enhance the scenic resources of the area, utilizing appropriate guidelines and programs, as well as other necessary means which will benefit the program.

Implementation: Revise the Zoning Code to insure the protection of scenic resources within the City.

Target Date: 1986

Responsibility: Planning Department

3. Provide for scenic gateways at the northern and southern extremities of the City to present a positive aesthetic impact upon entering Needles.

Implementation: Design and build appropriate gateways that exemplify the character of Needles.

Target Date: 1986

Responsibility: Public Works Department, Planning Department.

THESE RESULTS ARE IN ACCORD WITH THE
CONCLUSIONS OF THE PREVIOUS STUDY
AND THE RESULTS OF THE OTHER STUDIES
ON THE SUBJECT.

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THESE RESULTS ARE IN ACCORD WITH THE
CONCLUSIONS OF THE PREVIOUS STUDY
AND THE RESULTS OF THE OTHER STUDIES
ON THE SUBJECT.

4. Establish a public information system which will guide and direct visitors to various scenic areas in the community.

Implementation: Work with the Chamber of Commerce to upgrade the Chamber Office as a joint City-Chamber informational center.

Target Date: 1986

Responsibility: Planning Department

PRINCIPLES AND STANDARDS/Scenic Highways:

1. A scenic route network should be conveniently accessible to all the people in the area.
2. The scenic route should compliment the Land Use, Circulation and other Elements of the General Plan.
3. The scenic route network should be clearly defined and allow for smooth, uninterrupted flow of movement.
4. The scenic route should provide facilities for multi-modes of transportation such as bicycles, pedestrians and vehicles.
5. Vantage points, rest and information areas should be accessible to the public from scenic routes where important views of the community are revealed.
6. Scenic routes should expose diversified scenic amenities of the community.
7. Urban development within the scenic corridor should be compatible with the scenic nature of the road.

1. Attached is a copy of the letterhead memorandum dated and captioned as above and submitted to the Director of the Bureau of the Census by the Director of the Office of Management and Organization on 10/1/68.

2. The letterhead memorandum is being submitted to you for information and for your review and comment. The letterhead memorandum is being submitted to you for information and for your review and comment.

3. The letterhead memorandum is being submitted to you for information and for your review and comment. The letterhead memorandum is being submitted to you for information and for your review and comment.

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11. The letterhead memorandum is being submitted to you for information and for your review and comment. The letterhead memorandum is being submitted to you for information and for your review and comment.

8. Conditions which promote deterioration of scenic qualities should be modified or eliminated.
9. Street furniture and other accessory amenities which serve to enliven and enhance the use of scenic routes should be provided.
10. Consider the following issues for lands within designated scenic corridors:
 - Additional building setbacks;
 - Architectural and site design review;
 - Historic site preservation;
 - On-premise signs;
 - Outdoor advertising and time limits for removal of nonconforming signs;
 - Screening and landscaping;
 - Building heights, mass and placement;
 - Public and private outdoor lighting;
 - Establishment of Scenic Corridor Zone;
 - Limiting cuts and fills;
 - Easement dedication;
 - Underground utilities;

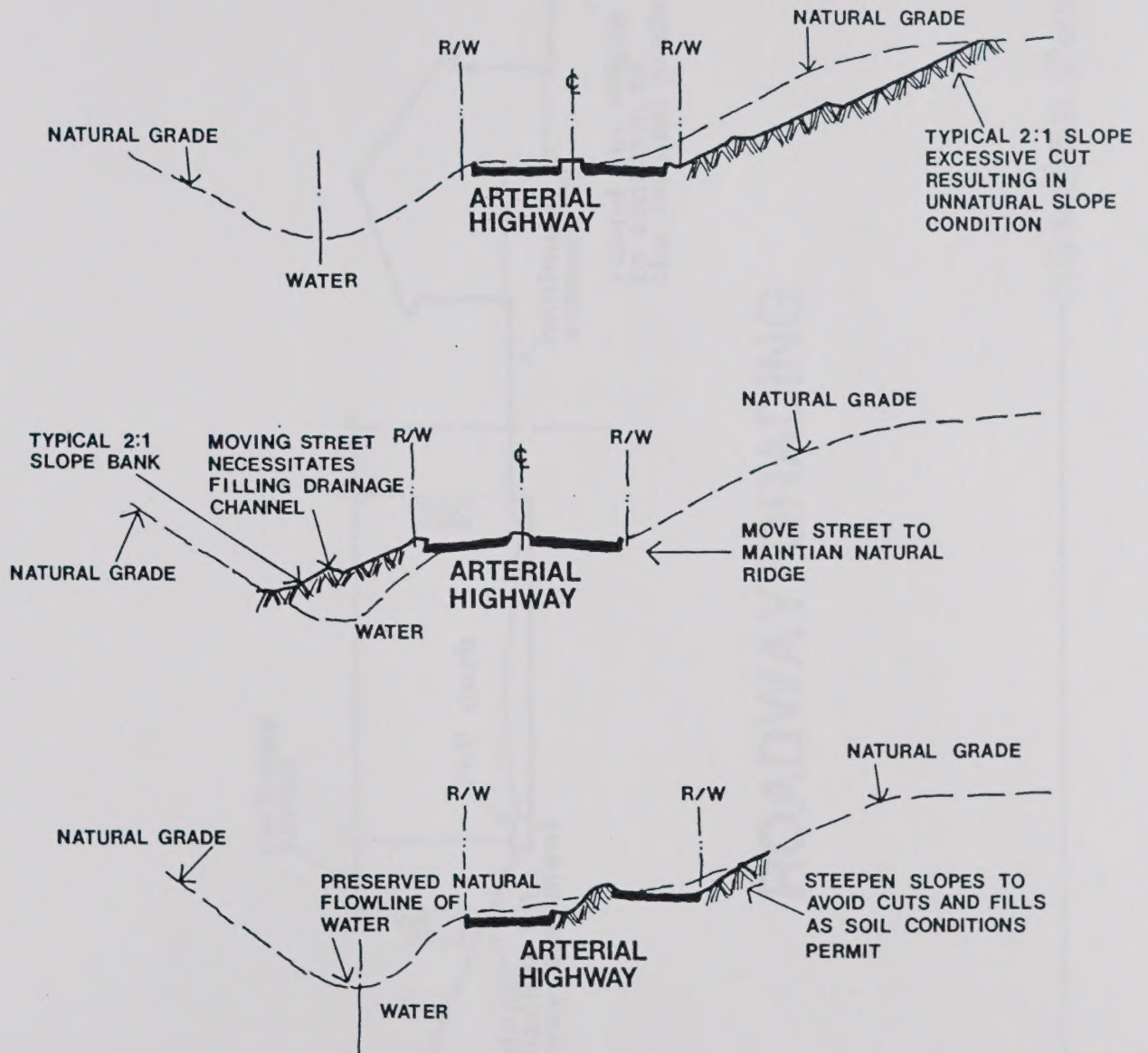
1. The Commission has been established to study the
various aspects of the problem and to report to the President.

2. The Commission is composed of members from the
various departments and agencies of the Government.

3. The Commission is authorized to hold public hearings
and to receive testimony from interested parties.

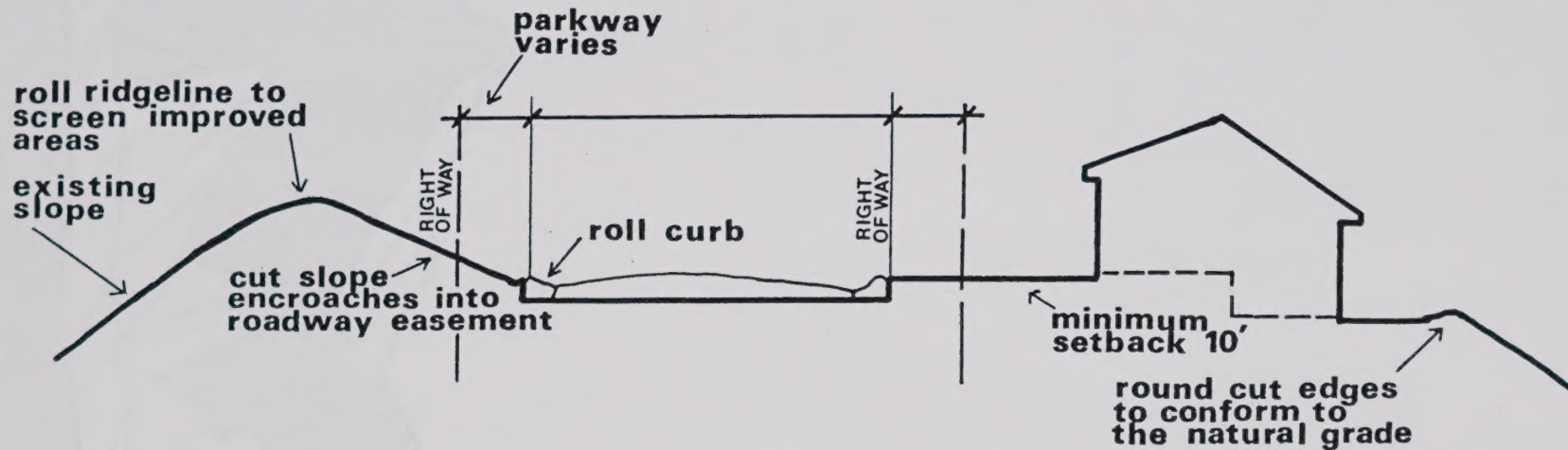
- 4. The Commission is authorized to make such investigations
and studies as it may deem necessary.
- 5. The Commission is authorized to hold such public hearings
and to receive such testimony as it may deem necessary.
- 6. The Commission is authorized to make such recommendations
and suggestions as it may deem necessary.
- 7. The Commission is authorized to hold such public hearings
and to receive such testimony as it may deem necessary.
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and studies as it may deem necessary.
- 9. The Commission is authorized to hold such public hearings
and to receive such testimony as it may deem necessary.
- 10. The Commission is authorized to make such recommendations
and suggestions as it may deem necessary.

HIGHWAY TREATMENT ALONG DRAINAGES



UTILIZE INNOVATIVE METHODS
SUCH AS SPLIT ROADS AND
STEEPER SLOPES TO
ELIMINATE OR MINIMIZE CUTS
AND FILLS OF FEATURES
WHICH ARE DESIREABLE
TO RETAIN

needles general plan



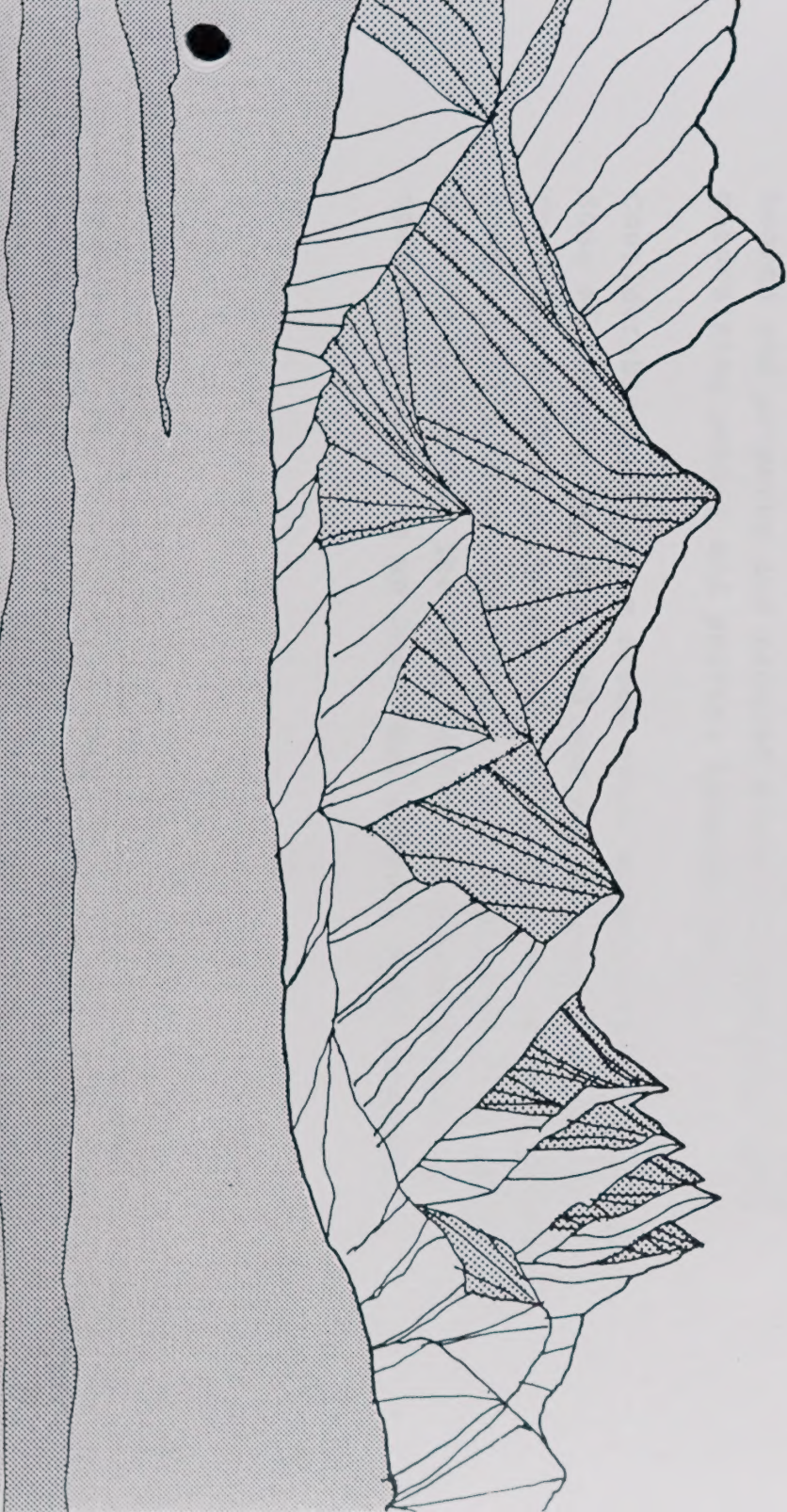
ROADWAY/GRADING

needles general plan

ISOTOPIC ANALYSIS

10/10/2000

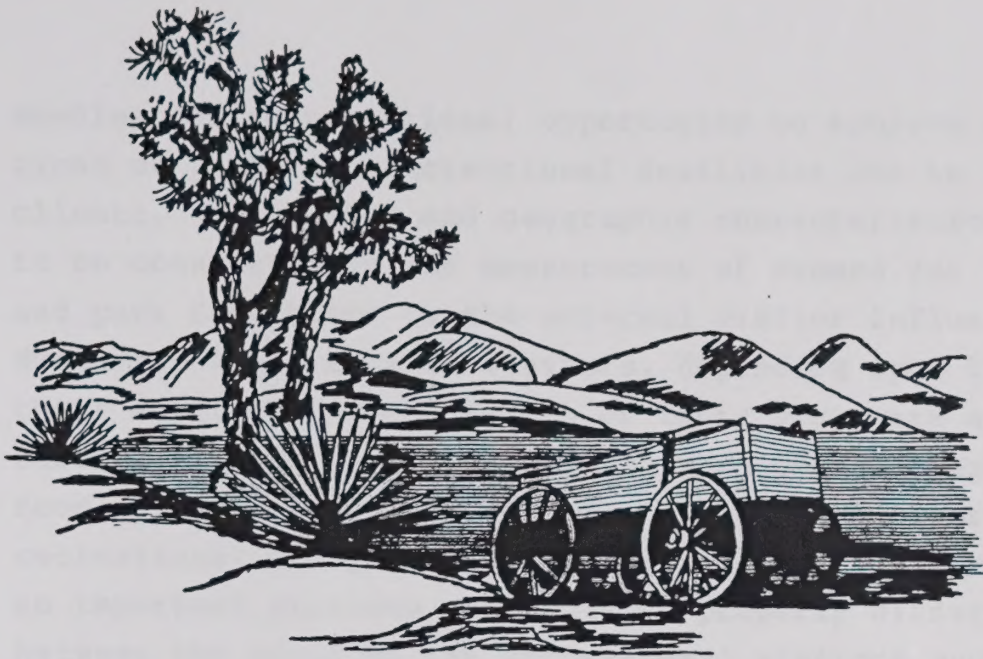




open space
& recreation

ecology and
pollution &





open space & recreation element

Open-space and recreation areas are essential in planning because they maintain and enrich the environment upon which people depend and within which peoples' activities take place. The understanding and knowledge about the possibilities and limitations inherent in the natural environment promotes better decisions which result in optimum productivity of resources, protection for critical resources, reduced risks to life, health and property and reduced costs for providing and maintaining public and private investments.

Considerable open-space areas exist within the Needles area. Some of these areas are used for agriculture, while other open-space areas are used for recreation or natural habitat areas. Still other open-space areas are subject to hazards, such as flooding. The delineation and preservation of open-space areas is an important General Plan concern.



Open space & recreation element

Open space and recreation areas are essential to a healthy community. They provide a place for people to relax, play, and enjoy the outdoors. These areas also help to improve the quality of life by providing a place for people to exercise and spend time with their families. Open space and recreation areas are also important for the environment. They help to reduce air pollution and provide a habitat for wildlife. Open space and recreation areas are also important for the economy. They attract tourists and provide a place for people to spend money. Open space and recreation areas are also important for the culture. They provide a place for people to celebrate their heritage and traditions. Open space and recreation areas are also important for the future. They provide a place for people to live and work in a healthy and sustainable community.

Open space and recreation areas are also important for the environment. They help to reduce air pollution and provide a habitat for wildlife. Open space and recreation areas are also important for the economy. They attract tourists and provide a place for people to spend money. Open space and recreation areas are also important for the culture. They provide a place for people to celebrate their heritage and traditions. Open space and recreation areas are also important for the future. They provide a place for people to live and work in a healthy and sustainable community.

Needles has an exceptional opportunity to achieve a variety of types of parks and recreational facilities due to its unique climate, topographic and geographic characteristics. A factor to be considered in the measurement of demand for recreational and park facilities is the external visitor influence on Needles. These outside visitors, depending upon the nature of their activity and the length of their stay, are a basic economic resource to the community in terms of expenditure for food, convenience goods, motels, restaurants, sports and recreational equipment, automotive repair and servicing. It is an important planning procedure to properly differentiate between the needs of the recreational visitors and those which cater entirely to the local citizen for normal recreation and park needs. There are some facilities that will be utilized and operated jointly for both tourists and the local user.

Both the man-made and natural resources should be developed as regional and community recreational park facilities in the immediate area. Another natural resource which is generally overlooked is the desert which provides vast wilderness area where true nature can be studied and observed. The Colorado River is a basic natural resource. It presents an excellent potential for additional recreational facilities. In addition to the existing Needles Marina and Golf Course, there are potential locations for adding beach facilities and picnicing areas allied or related to the beach and river utilization.

More detailed information related to open space, and recreation resources is available in Technical Background Reports V, (Natural, Cultural and Aesthetic Resources) and IV (Community Facilities and Utilities).

The following goals, policies, implementation programs, principles, and standards have been established to address the open space. Recreation issues and needs of the community.

GOALS:

1. To secure adequate public access and increase recreational opportunities along the Colorado River for all population groups consistent with sound resources, conservation principles and the rights and needs of private property owners.
2. To provide necessary and desired recreational facilities, and open-space resources for the present and future needs of the citizens of Needles.
3. To encourage tourism use of, and to enhance the recreational and cultural resources of the area.

POLICIES:

1. Insure that there are adequate park and recreational facilities in accord with new development in the community.
 - a. Implementation: Continue to coordinate park location, aquisition and maintenance with new development.

Target date: On-going

Responsibility: Planning Department
Recreation Department

The following pages contain the results of the
investigation and are to be kept in the
proper order. The results of the investigation

are as follows:

The first result is that the
investigation was successful in
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- b. Implementation: Continue to maintain and utilize the capital improvement tax to provide for new park facilities.

Target date: On-going

Responsibility: Recreation Department

2. Insure that all city park and recreational facilities are maintained at the highest level of standards possible.

Implementation: Use whatever funds and manpower available to continue to maintain these facilities.

Target date: On-going

Responsibility: Recreation Department

3. Pursue the development of the Colorado River waterfront with recreation, tourism, commercial, and residential land uses while insuring public access.

Implementation: Seek qualified developers and other interested parties for development of the waterfront in conjunction with the Land Use Element.

Target date: On going

Responsibility: Building and Safety Department,
Planning Department

4. Pursue the recreational needs of the citizens of Needles and set aside adequate open-space areas.

Implementation: Survey the recreational needs and wants of the community and update when necessary.

1. Introduction - Briefly to introduce the subject and the importance of the study.

Objectives - To study the effect of the treatment on the growth of the plants.

Methodology - The study was conducted in a greenhouse under controlled conditions.

Results - The results showed that the treatment significantly increased the growth of the plants.

Conclusion - The study concluded that the treatment is effective in promoting plant growth.

References - The study was based on the following references.

Appendix - The following data were collected during the study.

Table 1 - The following table shows the mean values of the different parameters studied.

Table 2 - The following table shows the standard deviation of the different parameters studied.

Table 3 - The following table shows the correlation coefficients between the different parameters.

Table 4 - The following table shows the results of the statistical analysis.

Table 5 - The following table shows the results of the regression analysis.

Table 6 - The following table shows the results of the discriminant analysis.

Target date: On going

Responsibility: Recreation Department,
Planning Department

5. Develop a sound recreational/tourism industry in the City of Needles.

Implementation: Advertise and promote the recreational opportunities of the City and develop any facilities lacking thereof.

Target date: On going

Responsibility: Planning Department, Recreation Department, Redevelopment Agency, City Managers Office

PRINCIPLES AND STANDARDS:

1. Open-space land, especially intensely developed recreation areas, should be conveniently located to serve residential neighborhoods of the City. These open-space resources should give definition and identity to the residential neighborhoods.
2. A balanced variety of open-space and recreation land, active and passive, should be provided to meet the needs of all age groups in the City.
3. A coordinated system of public activity trails for pedestrians, bikes and horses should be developed.

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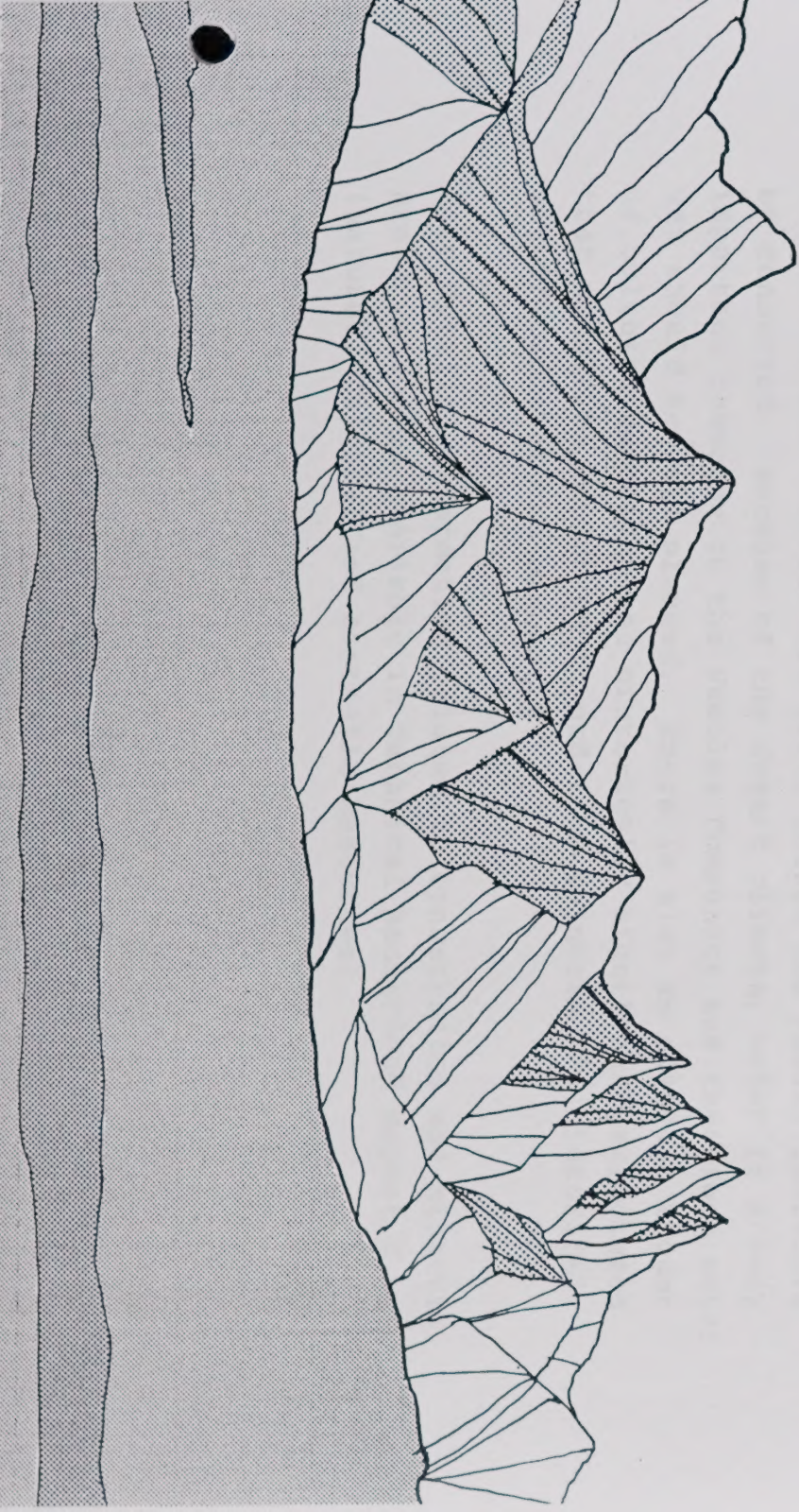
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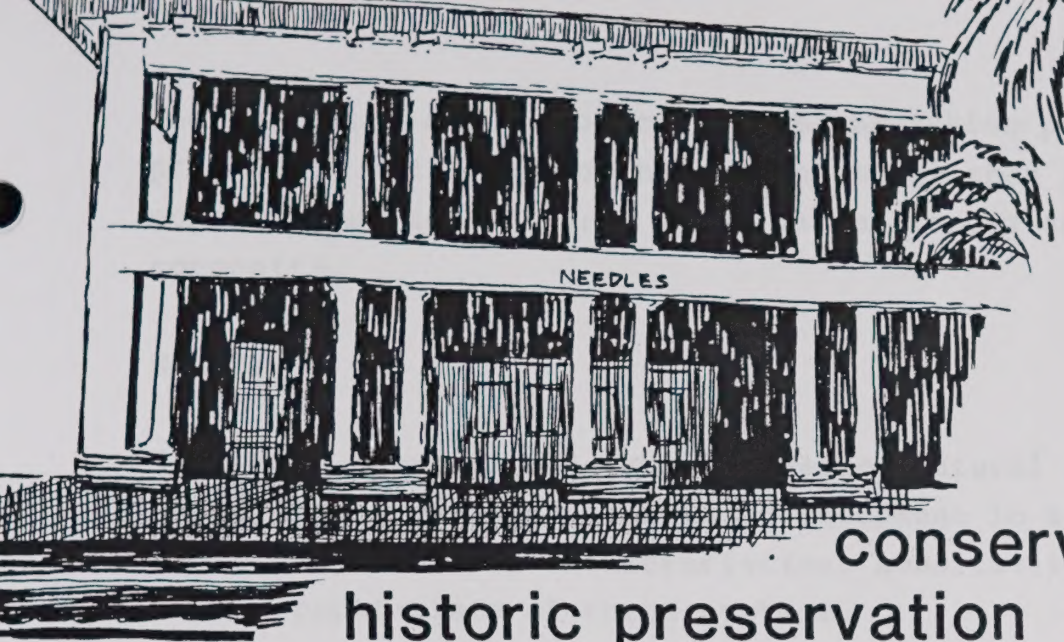
10-10-54 - 10-10-54
10-10-54 - 10-10-54

4. Intensively used neighborhood recreation facilities should be of adequate size, appropriately developed, to achieve an excellence of design and be convenient to all forms of transportation.
5. Physical development should concentrate on smaller, intensively developed recreational sites while larger open-space resources should contain large areas of undeveloped and natural habitat.
6. Acquisition and development of open-space resources should be coordinated with County, the Federal Government and other interested entities.
7. Open-space should be extended along, under or over major transportation.
8. Park space in the community should be based upon four (4) acres of park area per 1,000 persons.
9. Multiple use of open-space resources should be encouraged.
10. The quantity and location of open-space should relate to development densities, distribution and characteristics of the people to be served.
11. Recreational needs of the elderly and handicapped should be incorporated in all public facilities.
12. All intended open space or recreational uses on Federal Government land should be coordinated with the USDI-BLM.



conservation
& historic
preservation





conservation & historic preservation element

The Needles area is rich in natural, cultural and aesthetic resources. Needles climate and location along the Colorado River and its historical background provide a multitude of opportunities for residents and visitors alike.

There exists good air quality, varied water resources, and important desert vegetation and wildlife habitats. This desert habitat has been lost in part due to urbanization, however, the critical area habitats for the various species of desert vegetation and wildlife are still intact and should therefore be conserved. Because of the desert climate, water is a very important resource to the Needles Community and therefore water use should be well planned. There is also an abundant amount of cultural resources and historically significant structures that should be conserved in order to maintain the historical significance of the community.

More detailed information related to conservation and historic preservation is available in Technical Background Report V, (Natural, Cultural and Aesthetic Resources).

The following goals, policies, implementation program, principles and standards have been established to address the conservation and historic preservation issues and needs of the community.

GOALS:

1. To conserve and enhance Needles natural and historical resources, facilitating development in a manner which reflects the characteristics, sensitivities and constraints of these systems.
2. To preserve the individual and collective architectural and historical heritage of Needles.
3. To minimize conflicts between development and significant ecological resources.
4. To insure the conservation of water resources in the community.

POLICIES:

1. Vigorously pursue the conservation and preservation of historical and natural resources.

Implementation: Conduct a survey of the City to identify significant cultural and natural points of interest. The City should also develop an ordinance to aid in their protection and perpetuation.

Target Date: 1986

Responsibility: Planning Department,
Redevelopment Agency

THE UNITED STATES OF AMERICA, DISTRICT OF COLUMBIA

IN SENATE, FEBRUARY 1, 1906.
REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE
ON THE LANDS BELONGING TO THE UNITED STATES
IN THE DISTRICT OF COLUMBIA.

1906.

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HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF
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2. Continue to monitor conditions of historic and architecturally significant structures.

Implementation: A progress report on the historical buildings shall be prepared yearly and schedules prepared for their revitalization.

Target date: On going

Responsibility: Building and Safety Department.

3. Where appropriate, have significant historical structures, i.e., Santa Fe depot, placed on the National Register of Historic Places and State Protective lists.

Implementation: Work with State and Federal agencies to place historic structures on the appropriate protective lists.

Target date: On going

Responsibility: Planning Department

4. Manage existing land uses and future development to insure minimization of pollution of the City's water supply or the Colorado River.

Implementation: Through zoning code enforcement and site plan review, continue to protect water resources of the area.

Target date: On going

Responsibility: Planning Department,
Building and Safety Department.

that have no other conditions or stipulations
in the contract or in the law.

Therefore, a contract is not a contract
unless it is a contract in the law.
Therefore, the law is the law.

Section 1. The law is the law.

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Section 17. The law is the law.

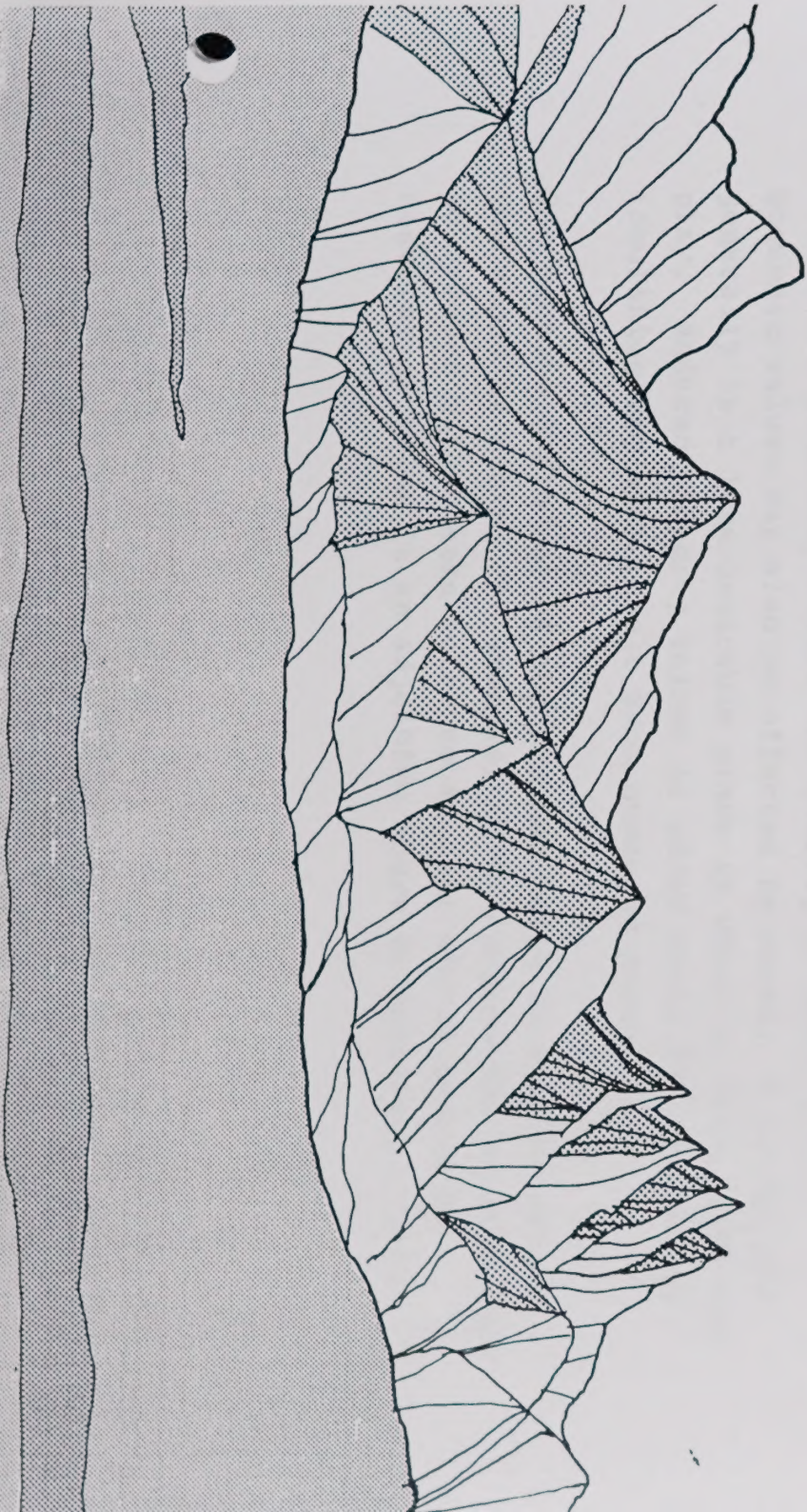
Section 18. The law is the law.
Section 19. The law is the law.
Section 20. The law is the law.

5. Promote the use of water conservation in the community.
Implementation: Establish a community awareness program regarding water conservation.
Target date: 1986
Responsibility: Planning Department,
Building and Safety Department.
6. Explore the feasibility of using treated waste water for landscaping of park, golf course and greenbelt areas.
Implementation: Conduct a feasibility study to develop a "grey-water" system for re-use of waste water for landscape irrigation.
Target date: 1987
Responsibility: Public Works Department.
7. Insure the adequate supply and high quality of water in the community for future development.
Implementation: Continue to coordinate with the County and Federal government agencies.
Target date: On-going
Responsibility: City Managers office,.
Public Works Department

PRINCIPLES AND STANDARDS:

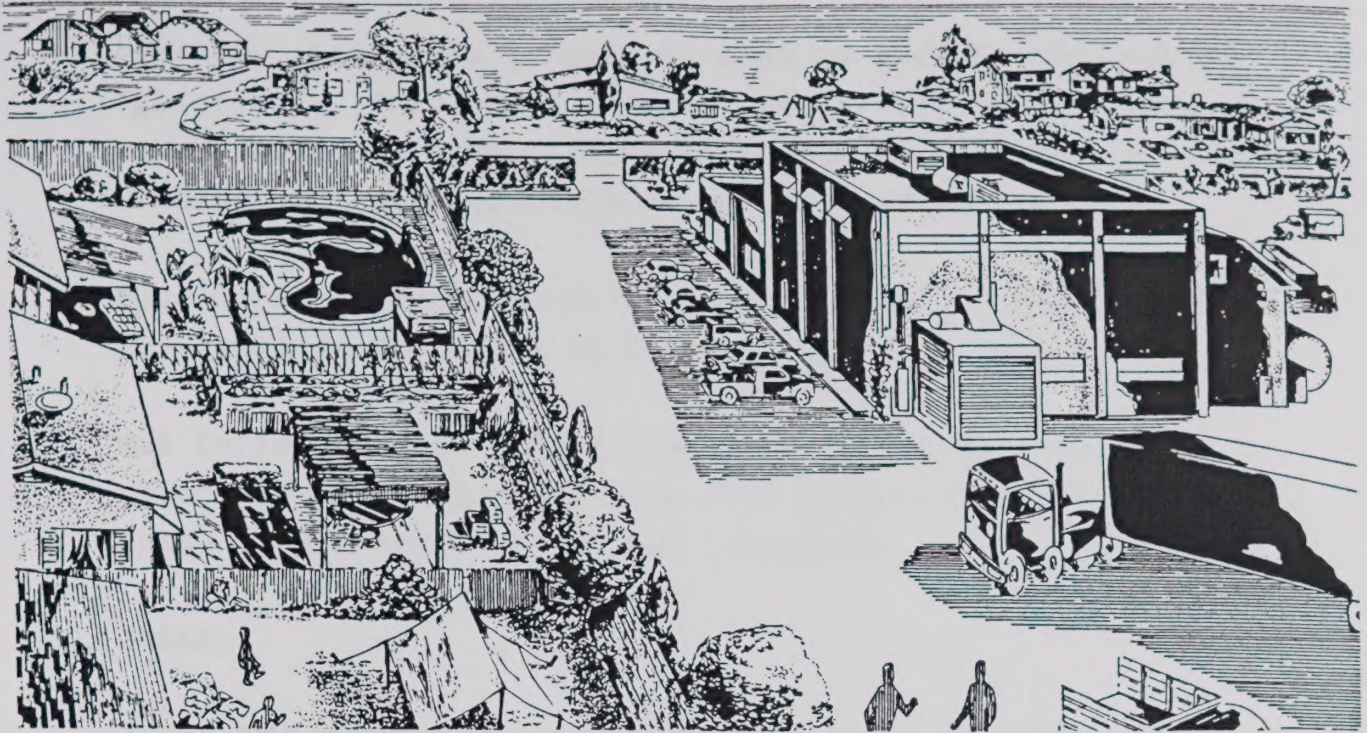
1. Critical habitat areas should not encourage mass public use so as to avoid polluting and degrading the habitat.
2. Wherever appropriate, drought resistant native plants should be utilized in developments emphasizing wildlife value.
3. Encourage the use of low flush toilets and low flow shower heads in the community.
4. Ensure compliance of all State required energy conservation laws in future developments.

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noise





noise element

Noise, defined as unwanted or excessive sound, is now recognized as a major form of environmental pollution. Noise can be annoying, can interfere with sleep or recreation and, in extremes, may cause physical and psychological damage. Noise also interferes with safety and communication; it causes undue stress and generally lowers the quality of human life. Economic values may also be affected by noise. A noisy area generally is a less desirable place in which to live, work and play. Reduced property values or added costs for acoustical insulation may also result from unwanted noise.

One person's music may be nothing but noise to another person. The sound of music, for example, from a stereo may be enjoyable to someone but be mere noise to another who is trying to converse or relax in an adjoining house or apartment. Until

recently, noise was largely excused as part of the cost of "progress". This audio invasion of privacy is no longer acceptable. This Noise Element addresses the issue of noise in Needles and seeks to avoid or minimize excessive noise.

More detailed information related to noise in Needles is available in Technical Background Report VI (Hazards).

The following goals, policies, implementation programs, principles and standards have been established to address the noise issues and needs of the community.

GOALS:

1. To protect people from exposure to excessive noise levels and seek a liveable environment which is conducive to human health, safety and welfare and which does not interfere with basic, necessary and desirable activities.

POLICIES:

1. Protect residential and other sensitive land uses from major incompatible noise sources such as major transportation routes and facilities, as well as industrial and commercial areas.

- a. Implementation: Insure the compatability of land uses through adherence to the Land Use Map and the principles and standards provided herein.

Target Date: On going

Responsibility: Planning Department

- b. Implementation: Work with Cal Trans and AT&SF to insure that adequate noise protection is provided for property adjacent to I-40, U.S.95 and the AT&SF railroad tracks.

Target Date: On going

Responsibility: Planning Department

- c. Implementation: Establish low speed zones for boats operating on the Colorado River adjacent to residential areas.

Target Date: 1986

Responsibility: Planning Department

2. Insure that new development occuring within noise impact areas is compatable with existing noise levels.

Implementation: Subject each new development to the environmental review process to identify potential noise impacts and where feasible, apply appropriate mitigation measures.

Target Date: On going

Responsibility: Planning Department

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PRINCIPLES AND STANDARDS:

1. Residential neighborhoods should be free from high noise levels (over 65 dBA), particularly during the night.
2. Sensitive land uses (schools, hospitals, rest homes and special recreational areas) should be protected from high noise levels (over 60 dBA).
3. Lands near airports and other high noise producing activities should not be used for intensive population gatherings. These areas should contain compatible uses.
4. People in all parts of the City should not be involuntarily exposed to noise levels which are high enough to cause hearing damage.
5. Existing noise conflicts should be mitigated as much as possible or eliminated at the source. Mitigation measures should be based upon a determination of the relative costs and benefits incurred by such measures.
6. No new housing, schools, libraries, religious institutions, health facilities or other gathering places shall be encouraged to locate on land presently or expected to be subjected to high noise levels (over 65 dBA).

1. The first step in the process of the Secretary of the Interior is to receive the report of the Commissioner of the General Land Office.

2. The second step is to review the report and to determine whether or not the land is to be sold.

3. The third step is to prepare the deed and to sign it.

4. The fourth step is to record the deed in the public land office.

5. The fifth step is to issue the receipt to the purchaser.

6. The sixth step is to issue the title to the purchaser.

Maximum Noise Levels

LAND USE AREAS	EXTERIORS	INTERIOR
Noise Sensitive Areas (hospitals, rest homes)	45-65 dBA	45 dBA
Residential Areas	45-65 dBA	45 dBA
Commercial Areas	45-70 dBA	55 dBA
Industrial Areas	45-75 dBA	*

*Standards Not Developed

Table 1: Summary of Data

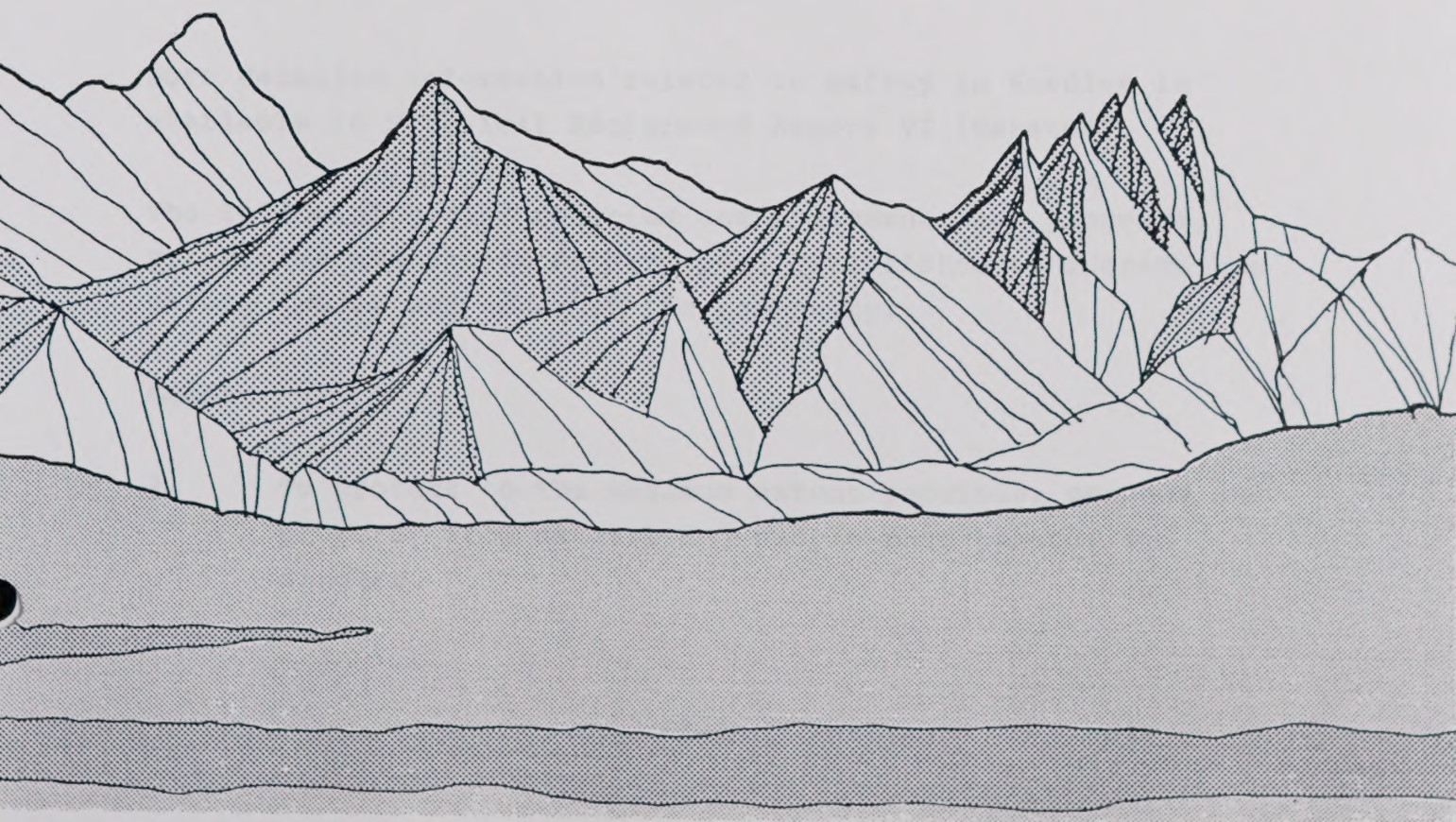
Category

Value

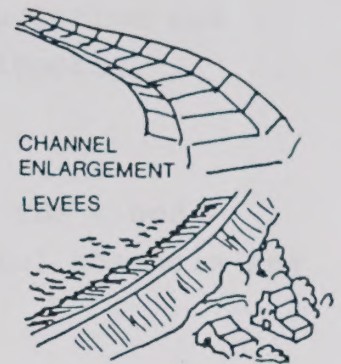
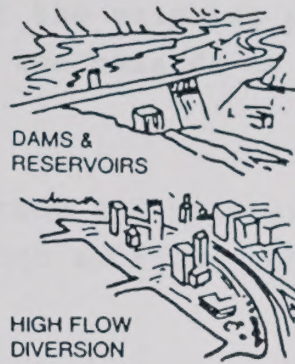
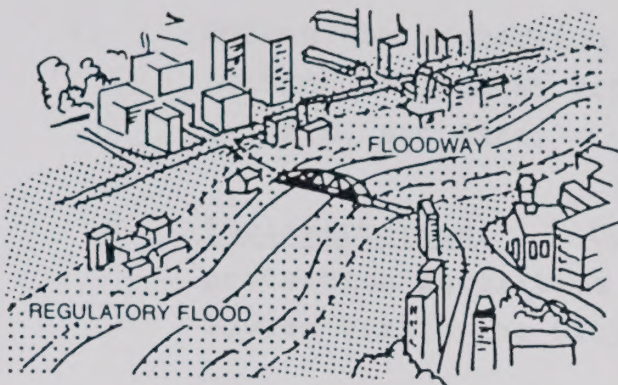
Category 1	Value 1.1	Value 1.2
Category 2	Value 2.1	Value 2.2
Category 3	Value 3.1	Value 3.2
Category 4	Value 4.1	Value 4.2
Category 5	Value 5.1	Value 5.2

Source: Author's calculations

safety







safety element

The City of Needles places a high emphasis on protection of the existing population and development from natural and people-made hazards. In addition, the City assumes an active interest in the potential safety hazards associated with future development.

More detailed information related to safety in Needles is available in Technical Background Report VI (Hazards).

The following goals, policies and implementation programs, principles and standards have been established to address the safety issues and needs of the community.

GOALS:

1. To protect to the maximum extent possible, persons and property from natural and people-made hazards and dangers.



City of Seattle

The City of Seattle is a city located in the state of Washington. It is the largest city in the state and is known for its beautiful scenery, including the city's skyline and the surrounding mountains. The city is also known for its vibrant culture and diverse population. The City of Seattle is a city located in the state of Washington. It is the largest city in the state and is known for its beautiful scenery, including the city's skyline and the surrounding mountains. The city is also known for its vibrant culture and diverse population.

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POLICIES

1. Pursue the protection of the existing population and future development from the hazards of flooding, seismic, and fire.

- a. Implementation: Upgrade and maintain the flood protection facilities such as flood control channels and levees within the City.

Target date: On going

Responsibility: Public Works Department

- b. Implementation: Bring structures within the City up to the highest possible level of safety as determined in State and local codes.

Target date: On going

Responsibility: Building & Safety Department

- c. Implementation: Develop standards for development in designated flood plain areas.

Target date: 1986

Responsibility: Building & Safety Department

2. Insure that safety services are adequate to handle future development within the community.

Implementation: Provide additional man-power, equipment and facilities as dictated by community development activities.

Target date: On going

Responsibility: City Manager, Planning Department

3. Provide and maintain an emergency response system for the City of Needles.

Implementation: Work with the County, Federal Government and other appropriate entities to develop an emergency response system to include: disaster communication, evacuation and response plans for the community.

Target date: 1986

Responsibility: Building and Safety Department

4. Insure the protection of people or wildlife from hazardous materials in the community.

- a. Implementation: Develop an ordinance restricting areas of loading or transportation of hazardous materials in the City's and requiring all hazardous material transporters or users in the City to notify City officials of the materials they transport dispose of or store.

Target date: 1986

Responsibility: Building and Safety Department,
Public Works Department

- b. Implementation: Stricking monitor the waste materials being disposed of in the landfill to insure compliance with the existing Waste Discharge Permit.

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PRINCIPLES AND STANDARDS:

1. Development should be discouraged in areas known to possess a significant safety hazard unless appropriate mitigation measures are applied.
2. Open-space uses should be encouraged in identified safety hazard areas.
3. Existing safety hazards should be mitigated whenever possible.
4. In safety matters, the concept of an acceptable level of risk should be employed. The level of risk is based upon the number of people and critical facilities threatened.
5. Major access corridors should be available and unobstructed in case of major emergency or disaster.
6. Adherence to recognized principles and standards concerning fire facilities and procedures should be maintained.



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TECHNIQUES AND EVALUATION

1. The following should be discussed in your report:
 a. A description of the facility and its location.
 b. A description of the facility and its location.

2. Open-space areas should be indicated in the plan.
 a. Being used areas.

3. Being used areas should be indicated in the plan.
 a. Being used areas.

4. In being used areas, the concept of an accessible level of
 use should be indicated. The level of use is based
 upon the number of people and vehicles involved.
 a. Being used areas.

5. Being used areas should be indicated in the plan.
 a. Being used areas.

6. Being used areas should be indicated in the plan.
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